PT SE1/4 OF SE1/4 OF NE1/4 OF
SEC 23-4N-23E IN OR 2312/1094
{2007 CLSI DW/MH}

SLAYTON COREY & KELLI
28333 CHARITY LN
HILLIARD, FL 32046

**2024**

**23-4N-23-0000-0007-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

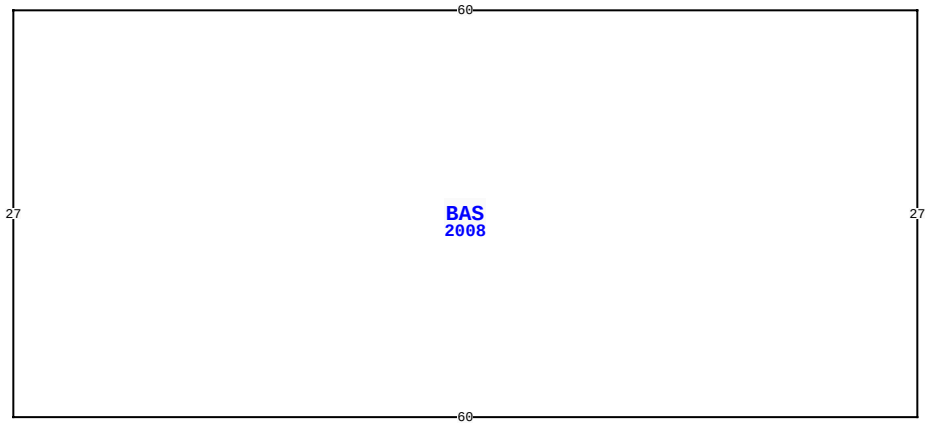
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 136,216 |
| TOTALS | 1,620 | | 1,620 | 136,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 160.1600 | 120.12 | 194,594 | 2007 | 2012 | 0 | 0 | 0 | 30.00 | 70.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020




| | | | |
|---|---|---|---|
| BLD DATE | 01/02/2009 | JH | LGL DATE |
| XF DATE | | | LAND DATE 06/13/2023 MLU |
| INC DATE | | | AG DATE |

28333 CHARITY LN, HILLIARD

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,216 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 38,700 |
| TOTAL MARKET VALUE | | 174,916 |
| SOH/AGL Deduction | | 57,132 |
| ASSESSED VALUE | | 117,784 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 67,784 |
| TOTAL JUST VALUE | | 174,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 169,465 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4925 | CO ISSUED | 0 | 09/11/2008 |
| E18977 | ELEC OTHER | 0 | 04/01/2007 |
| MH4925 | MH MOVE-ON | 0 | 04/01/2007 |
| M12815 | MECH OTHER | 0 | 04/01/2007 |
| P12324 | OTHER | 0 | 04/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2312/1094 | 10/10/2019 | WD | U | I | 37 | 56,300 |
| GRANTOR: CASWELL DANIEL R | | | | | | |
| GRANTEE: SLAYTON COREY & KEL | | | | | | |
| 2029/0962 | 2/19/2016 | SW | U | I | 18 | 39,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: CASWELL DANIEL R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 1.29 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 38,700 | | | | | | | |

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.29 Total Land Value: 38,700 Market: 0 Agricultural: 0 Common: 38,700 PRINTED 08/06/2024 BY SYS