PT GOVT LOT 1 OF SEC 24-4N-23E
& PT OF EDWARD DIXON GRANT
SEC 42-4N-23E IN OR 2694/1478

BEVILLE RICHARD TYLER & STACIE RENEE
28121 GHOSTRIDER TRL
HILLIARD, FL 32046

2024

24-4N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

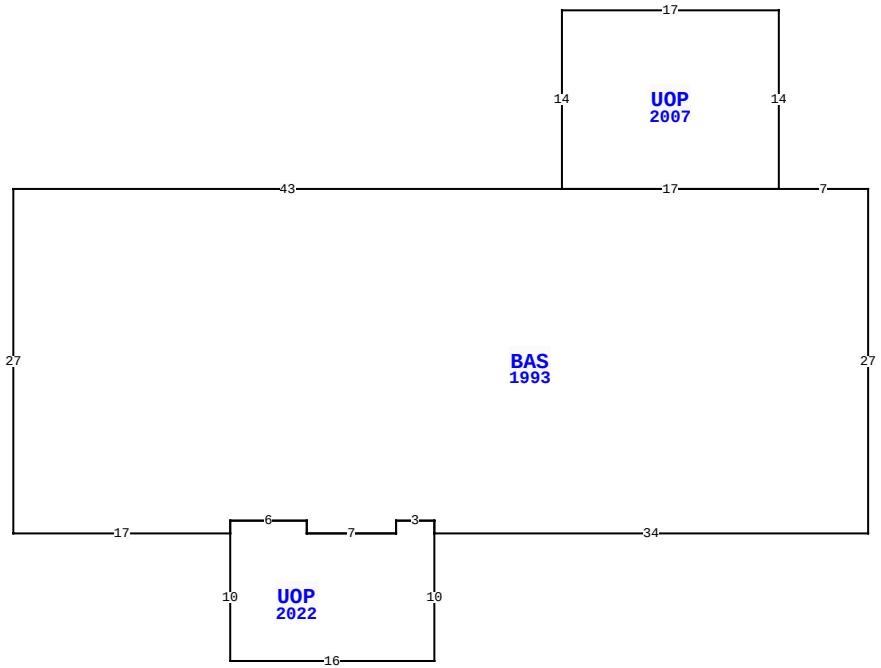
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,800	100	1,800	46,721
UOP	238	25	60	1,557
UOP	169	25	42	1,090
TOTALS	2,207		1,902	49,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,902	123.6000	86.52	164,561	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1800 HX Base Yr



28121 GHOSTRIDER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,368
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	71,100
TOTAL MARKET VALUE	122,848
SOH/AGL Deduction	0
ASSESSED VALUE	122,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,848
TOTAL JUST VALUE	122,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94382	MH MOVE-ON	15,900	02/01/1994
8357	MH MOVE-ON	35,000	11/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1478	1/31/2024	WD	U	I	30	150,000
GRANTOR: BEVILLE JEREMIAH EUGE						
GRANTEE: BEVILLE RICHARD TYL						
2667/1085	9/18/2023	QC	U	I	11	100
GRANTOR: BEVILLE RICHARD						
GRANTEE: BEVILLE JEREMIAH EU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=120,10] W7 W17 W43 S27 E17 N1 E6 S1 E7 N1 E3 S1 E34 N27 $
UOP=[YR=2007;ORIG=113,-4] W17 S14 E17 N14 $
UOP=[YR=2022;ORIG=86,36] W3 S1 W7 N1 W6 S1 S10 E16 N10 N1 $
.

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
1	0500	FP-PRE FAB	1	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	1990		68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	0	0004	OR	0.00	0.00	2.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,100							

REVIEW DATE 08/31/2023 BY WWA Total Acres: 2.37 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 08/06/2024 BY SYS