PT OF SE1/4 OF NW1/4
IN OR 2638/4
ESMT OR 486/421 & OR 532/705

SMITH MARY JOANNE
19801 NOLAN JONES RD
HILLIARD, FL 32046

2024

25-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

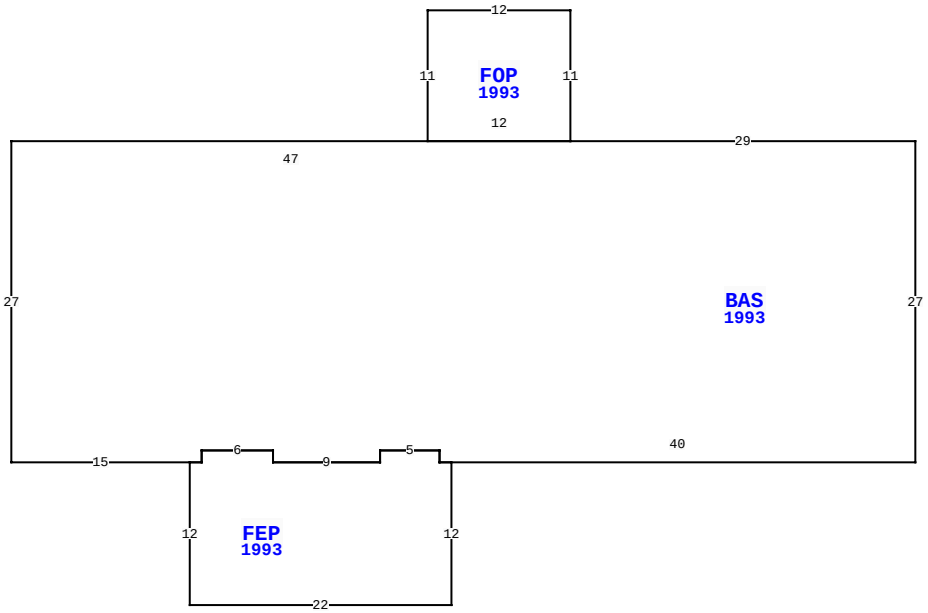
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100	2,041	50,405
FEP	275	85	234	5,779
FOP	132	30	40	988
TOTALS	2,448		2,315	57,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,315	117.6000	82.32	190,571	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 2275 HX Base Yr



19801 NOLAN JONES RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,171
TOTAL MARKET OB/XF VALUE	11,353
TOTAL LAND VALUE - MARKET	48,830
TOTAL MARKET VALUE	117,354
SOH/AGL Deduction	0
ASSESSED VALUE	117,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,354
TOTAL JUST VALUE	117,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/4	3/27/2023	QC	U	I	11	100
GRANTOR: SMITH DILLON SCOTT						
GRANTEE: SMITH MARY JOANNE						
2618/1658	2/08/2023	FJ	U	I	11	0
GRANTOR: ROWE DARLENE C EST						
GRANTEE: SMITH MARY JOANNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FOP=[YR=1993] N11 W12 S11 E12$ W47 S27 E15 FEP=[YR=1993] S12 E22 N12 W1 N1 W5 S1 W9 N1 W6 S1 W1$ E1 N1 E6 S1 E9 N1 E5 S1 E40 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0810	CONCRETE A	0	0	0	0	243.00	SF	6.50	6.50	100	1988	1988	3	54.5	861	
3	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	2000	2000	3	79	2,455	
5	0300	BOAT DCK W	0	0	46	8	368.00	SF	40.00	40.00	100	1990	1990	3	20	2,944	
6	0200	BARN WD 0-	0	0	28	18	504.00	SF	20.00	20.00	100	2001	2001	3	29	2,923	

LAND DESCRIPTION

TOTAL OB/XF 11,353

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	0007	OR	0.00	0.00	5.14	AC		1.00	1.00	0.50	19,000.00	9,500.00	48,830							

REVIEW DATE 03/28/2024 BY WWA Total Acres: 5.14 Total Land Value: 48,830 Market: 0 Agricultural: 0 Common: 48,830 PRINTED 08/06/2024 BY SYS