PT OF LOT 3 EX S-4
IN OR 653/869
R 107342 & 107343

FOLEY PETER BRUCE EST
38084 DAHOMA RD
HILLIARD, FL 32046

2024

25-4N-24-2020-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

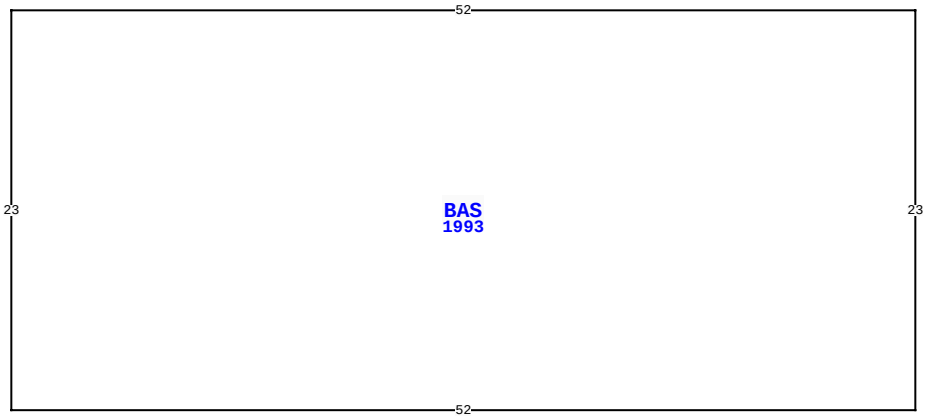
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	29,537
TOTALS	1,196		1,196	29,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	117.6000	82.32	98,455	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1196 HX Base Yr



38084 DAHOMA 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: 4	Tax Dist:
BUILDING MARKET VALUE	29,536
TOTAL MARKET OB/XF VALUE	14,600
TOTAL LAND VALUE - MARKET	100,928
TOTAL MARKET VALUE	145,064
SOH/AGL Deduction	44,815
ASSESSED VALUE	100,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,249
TOTAL JUST VALUE	145,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94885	GARAGE	30,600	03/01/1994
5304	GARAGE	0	11/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0653/0869	4/01/1992	WD	Q	I		25,400
GRANTOR: RAWLINGS JOHN S						
GRANTEE: FOLEY PETER BRUCE						
0554/1298	10/18/1988	WD	Q	I		39,500
GRANTOR: BOBO ROGER & MARY						
GRANTEE: RAWLINGS JOHN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23 $.

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	0510	GARAGE WD-	0	0	30	60	1,800.00	SF	26.25	26.25	100	1994	1994	3	20	9,450	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1991	1991	3	20	160	
4	0812	CONCRETE C	0	0	43	28	1,204.00	SF	4.00	4.00	100	1994	1994	3	68	3,275	

LAND DESCRIPTION

TOTAL OB/XF 14,600

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	6.64	AC		1.00	1.00	0.80	19,000.00	15,200.00	100,928							

REVIEW DATE 10/21/2019 BY TWA Total Acres: 6.64 Total Land Value: 100,928 Market: 0 Agricultural: 0 Common: 100,928 PRINTED 08/06/2024 BY SYS