LOT 8
IN OR 1938/1392
2005 GENM DWMH

RICKENBACH RAY S
17954 ANDREWS RD
HILLIARD, FL 32046

**2024**

**26-4N-23-1640-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

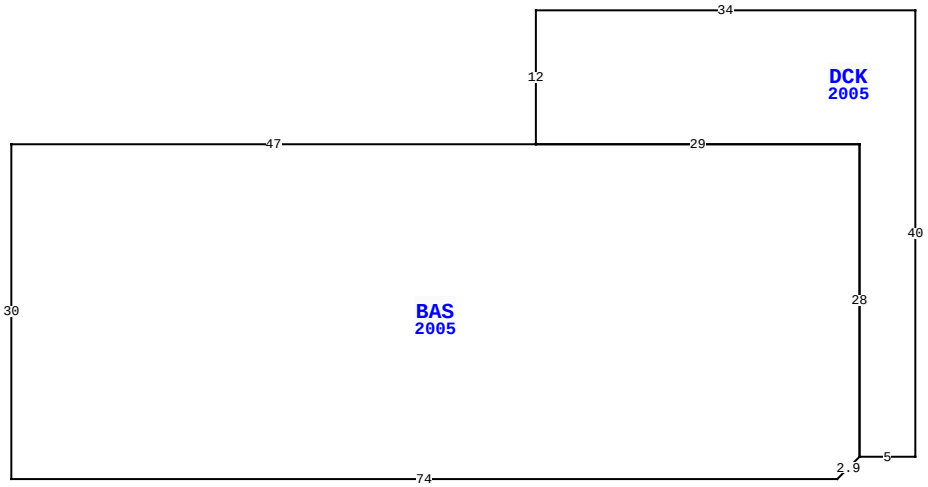
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,278 | 100 | 2,278 | 138,471 |
| DCK | 548 | 15 | 82 | 4,984 |
| TOTALS | 2,826 | | 2,360 | 143,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,360 | 122.8000 | 92.10 | 217,356 | 2005 | 2010 | 0 | 0 | 0 | 34.00 | 66.00 |

1 M/H 94+ – 100% - 2015 Heated Area: 2278 HX Base Yr 2015




17954 ANDREWS RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,455 |
| TOTAL MARKET OB/XF VALUE | | 19,540 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 192,995 |
| SOH/AGL Deduction | | 87,758 |
| ASSESSED VALUE | | 105,237 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 55,237 |
| TOTAL JUST VALUE | | 192,995 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 187,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15974 | ELEC OTHER | 0 | 10/01/2005 |
| MH4689 | MH MOVE-ON | 0 | 10/01/2005 |
| M10484 | MECH OTHER | 0 | 10/01/2005 |
| P10174 | OTHER | 0 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1938/1392 | 9/19/2014 | WD | U | I | 12 | 83,000 |
| GRANTOR: WATSON MORTGAGE CORP | | | | | | |
| GRANTEE: RICKENBACH RAY S | | | | | | |
| 1877/1670 | 9/09/2013 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WATSON MORTGAGE COR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2005] W34 S12 BAS=[YR=2005] W47 S30 E74 U2 R2 N28 W29$ E29 S28E5 N40$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 8.50 | 8.50 | 100 | 2005 | 2005 | 3 | 24 | 816 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 24 | 1,440 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 124.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 693 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 2,945.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 13,476 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,540

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS