PARCELS 7-13 & 7-14
IN OR 1687/484
2009 JACB TW/MH

NAZWORTH SEAN C & HEATHER M
58142 BAMBI LANE
HILLIARD, FL 32046

2024

26-4N-25-0000-0007-0130

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 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	06	Quality Level 06

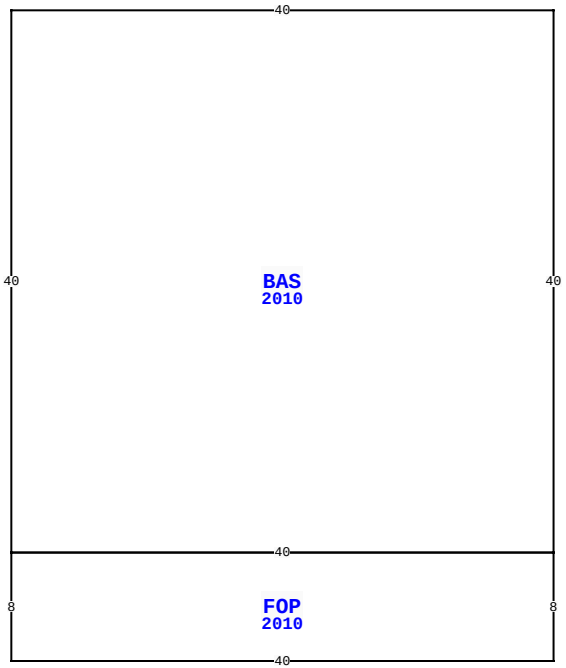
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	116,613
FOP	320	30	96	6,996
TOTALS	1,920		1,696	123,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,696	151.8400	113.88	193,140	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2011 Heated Area: 1600 HX Base Yr 2011



58142 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,610
TOTAL MARKET OB/XF VALUE		3,960
TOTAL LAND VALUE - MARKET		42,350
TOTAL MARKET VALUE		169,920
SOH/AGL Deduction		78,725
ASSESSED VALUE		91,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,195
TOTAL JUST VALUE		169,920
NCON VALUE		3,960
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,311

BLDG:1:4: 2009/JACB / ASSESSED 2011

BLDG:1:3: RP: 12563046 & 12563047 & 12563048

BLDG:1:1: TW/MH/ID JACFL294995AC(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0484	6/28/2010	WD	U	I	30	100

GRANTOR: SEAGRAVES MARY J

GRANTEE: NAZWORTH SEAN C & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W40 S40 FOP=[YR=2010] S8 E40 N8 W40 $ E40 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
3	1243	WD DECK F	0	100	0	0	550.00	SF	8.00	8.00	100	2024	2020		90	3,960	

TOTAL OB/XF 3,960

LAND DESCRIPTION

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		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,350							

REVIEW DATE 01/03/2024 BY KWA Total Acres: 1.21 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 08/06/2024 BY SYS