

**TAPIA SHERRIE LYNN/
3400 BARBARA LANE
HILLIARD, FL 32046**

27-2N-23-0000-0007-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0820	02	1,680	118.0000	82.60	138,768	1986	1986		0	0	70.00	30.00																	
Roof Structure	03	GABLE/HIP 100								1 M/H 93- - 100% - 2022										Heated Area: 1680										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100								28 60 28 60 BAS 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2.5 100																																					
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		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	1,680	100	1,680		41,630																																		
TOTALS		1,680	1,680		41,630																																		
EXTRA FEATURES										3400 BARBARA LN, HILLIARD																													
L N	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	1986	1986	3	60	2,100																								
4	0681	POLE SHED	0 100	18	14	252.00	SF	15.00	15.00	100	1997	1997	3	25	945																								
LAND DESCRIPTION										TOTAL OB/XF										3,045																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,500																						
REVIEW DATE 06/20/2024 BY WWA Total Acres: 3.30 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS																																							

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		104,831	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		190,376	
SOH/AGL Deduction		34,238	
ASSESSED VALUE		156,138	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		106,138	
TOTAL JUST VALUE		190,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,256	

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BUILDING CHARACTERISTICS

ELEMENTCD

Average

05

100

Exterior Wall

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floor

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0

100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

1,034

100

1,034

63,201

TOTALS

1,034

1,034

63,201

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

06/20/2024

BY

WWA

Total Acres:

3.30

Total Land Value:

82,500

Market:

0

Agricultural:

0

Common:

82,500

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDD

0150

01

1,034

124.7400

62.37

64,491

2018

2018

0

0

0

2.00

98.00

2 ACCESSORY U - 100% - 2022

Heated Area: 1034

HX Base Yr 2022

BAS

2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEHX HBBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INST Q U V I RSN CD SALE PRICE

2509/033210/28/2021FJ U I 110

GRANTOR: FOREMAN BESSIE V ESTA

GRANTEE: TAPIA SHERRIE LYNN

0763/11476/24/1996WD Q I60,000

GRANTOR: O'NEAL JAMES D & LIND

GRANTEE: FOREMAN DAVID & BES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S34 E30 N23 U2 R2 N5 U2 L2 N2\$.