IN OR 2399/20
EX 7-20
1982 NOBI SW/MH

RODRIGUEZ NOWELL DEAN
19295 ASHCRAFT LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

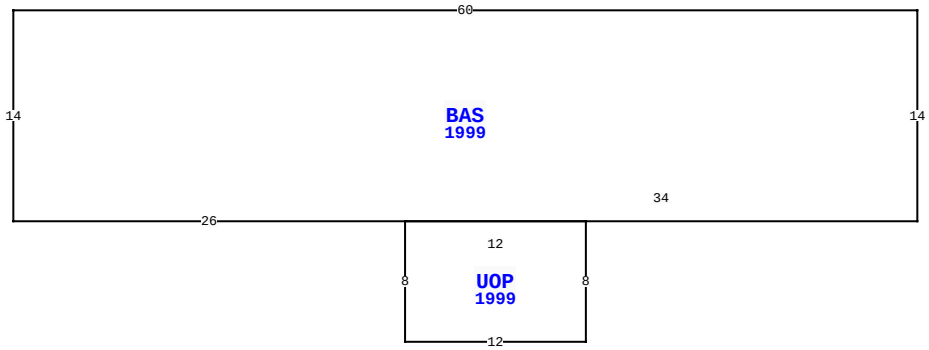
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	840	100	840	21,556
UOP	96	25	24	616
TOTALS	936		864	22,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	122.2000	85.54	73,907	1982	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 840 HX Base Yr 2024



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

19295 ASHCRAFT LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,172
TOTAL MARKET OB/XF VALUE		8,035
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		61,107
SOH/AGL Deduction		0
ASSESSED VALUE		61,107
TOTAL EXEMPTION VALUE	HX HB	36,107
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		61,107
NCON VALUE		8,035
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0020	4/03/2017	QC	U	I	11	100
GRANTOR: CONLEY KIMBER						
GRANTEE: RODRIGUEZ NOWELL DE						
1872/0849	8/08/2013	SW	U	I	12	10,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: RODRIGUEZ NOWELL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S14 E26 UOP=[YR=1999] S8 E12 N8 W12$ E34 N14$.

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
2	0940	SHEDS/PORT	0	100	18	16	288.00	SF	30.00	30.00	100	2024	2021		93	8,035	

LAND DESCRIPTION

TOTAL OB/XF 8,035

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	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS