LOT 45 R434241 R434242
IN OR 635/34 & OR 529/928 &
OR 1589/758

BETTS DEBORAH D
3656 WAGON TRAIN WAY
HILLIARD, FL 32046

2024

27-3N-24-2020-0045-0000

BUILDING CHARACTERISTICS

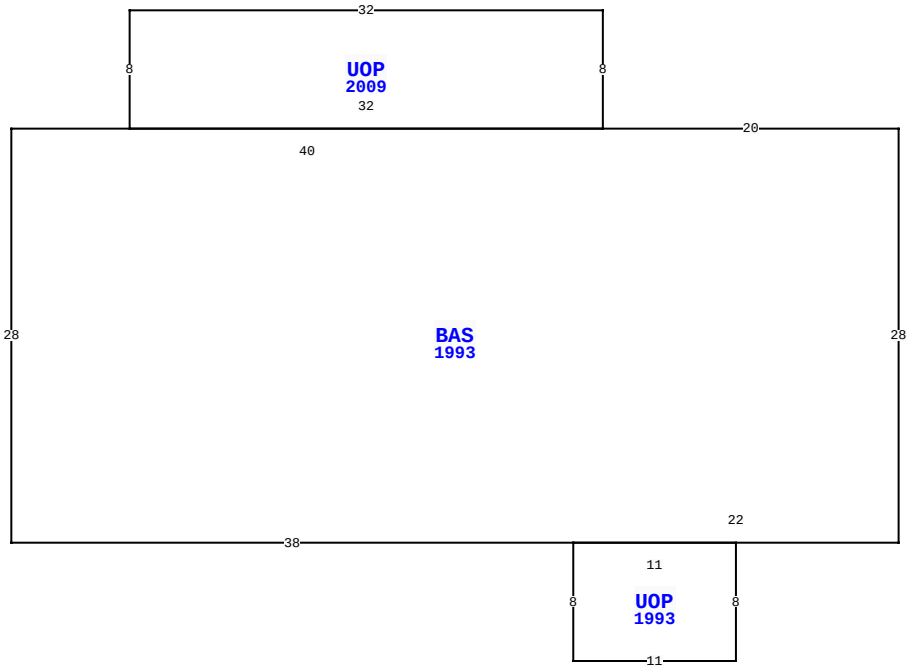
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	43,606
UOP	88	25	22	571
UOP	256	25	64	1,661
TOTALS	2,024		1,766	45,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,766	123.6000	86.52	152,794	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



3656 WAGON TRAIN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,838
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		235,838
SOH/AGL Deduction		153,099
ASSESSED VALUE		82,739
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		27,739
TOTAL JUST VALUE		235,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000868	GARAGE	23,143	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1589/0758	10/15/2008	QC	U	I	01	18,200
GRANTOR: BETTS CECIL D						
GRANTEE: BETTS CECIL D & DEB						
0635/0034	8/29/1991	WD	U	V	01	8,000
GRANTOR: BETTS RUTH						
GRANTEE: BETTS CECIL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2009] N8 W32 S8 E32$ W40 S28 E38
UOP=[YR=1993] S8 E11 N8 W11$ E22 N28$.

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

TOTAL OB/XF 0

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		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS