E1/2 OF NW1/4 OF SW1/4 EX 8-1
IN OR 2024/393
2006 SKYO DWMH

NICASTRO DANIEL C
18322 BROKEN ARROW RD
HILLIARD, FL 32046

**2024**

**27-4N-23-0000-0008-0000**

## 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

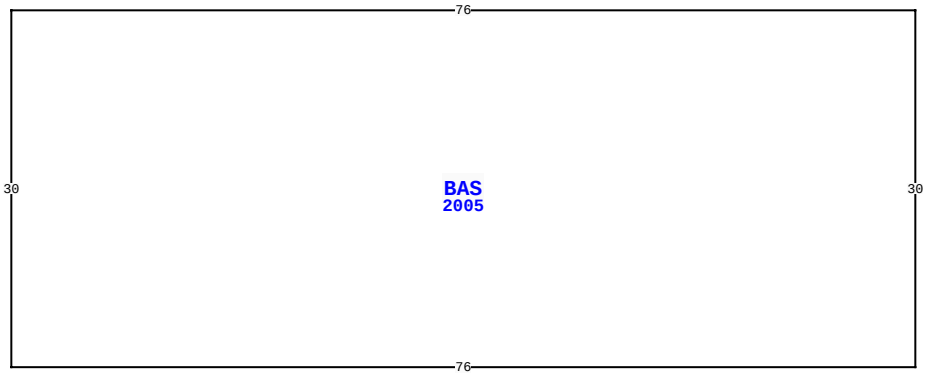
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 145,402 |
| TOTALS | 2,280 | | 2,280 | 145,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 151.8400 | 113.88 | 259,646 | 2005 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2017 Heated Area: 2280 HX Base Yr 2017




18322 BROKEN ARROW 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 | | 145,402 |
| TOTAL MARKET OB/XF VALUE | | 7,867 |
| TOTAL LAND VALUE - MARKET | | 29,100 |
| TOTAL MARKET VALUE | | 182,369 |
| SOH/AGL Deduction | | 59,654 |
| ASSESSED VALUE | | 122,715 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 72,715 |
| TOTAL JUST VALUE | | 182,369 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 177,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4691 | MH MOVE-ON | 0 | 10/01/2005 |
| P10187 | OTHER | 0 | 10/01/2005 |
| B16042 | FOUNDATION | 1,950 | 09/01/2005 |
| E15813 | ELEC OTHER | 0 | 09/01/2005 |
| M10397 | MECH OTHER | 0 | 09/01/2005 |
| WE00411 | OTHER | 0 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2024/0393 | 1/15/2016 | SW | U | I | 12 | 58,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: NICASTRO DANIEL C | | | | | | |
| 1972/0388 | 4/06/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 18 | 216.00 | SF | 30.00 | 30.00 | 100 | 1993 | 1993 | 3 | 20 | 1,296 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 12 | 16 | 276.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 1,184 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 662.00 | SF | 5.20 | 5.20 | 100 | 1993 | 1993 | 3 | 66 | 2,272 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,867

| 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 | 0005 | OR | 0.00 | 0.00 | 0.97 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 29,100 | | | | | | | |

REVIEW DATE 10/16/2020 BY TWA Total Acres: 0.97 Total Land Value: 29,100 Market: 0 Agricultural: 0 Common: 29,100 PRINTED 08/06/2024 BY SYS