PT OF E1/2 OF W1/2 OF SW1/4
IN OR 2634/1549

SOPATA NICHOLAS JEFFREY & HELEN LUU
18250 BROKEN ARROW RD
HILLIARD, FL 32046

2024

27-4N-23-0000-0008-0040

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

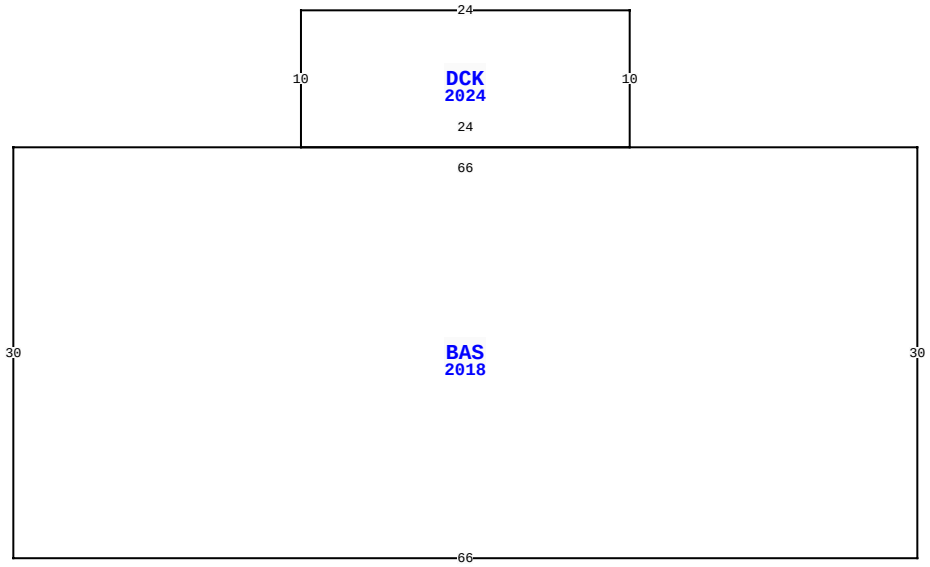
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	173,184
DCK	240	15	36	3,149
TOTALS	2,220		2,016	176,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	125.4000	94.05	189,605	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 2024 Heated Area: 1980 HX Base Yr



18250 BROKEN ARROW RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,333
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	96,520
TOTAL MARKET VALUE	276,283
SOH/AGL Deduction	0
ASSESSED VALUE	276,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,283
TOTAL JUST VALUE	276,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009716	CO ISSUED	0	09/24/2018
18008043	MH MOVE-ON	0	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1549	4/21/2023	WD	Q	I	01	340,000
GRANTOR: ROBINSON MICHAEL L SR						
GRANTEE: SOPATA NICHOLAS JEF						
2183/1465	3/07/2018	WD	Q	V	01	50,000
GRANTOR: TOMBERLIN LAUREN M F/						
GRANTEE: ROBINSON MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W66 S30 E66 N30 $
DCK=[YR=2024;ORIG=-45,-10] E24 S10 W24 N10 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	0	0005	OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,520							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.08 Total Land Value: 96,520 Market: 0 Agricultural: 0 Common: 96,520 PRINTED 08/06/2024 BY SYS