PT E1/2 OF NW1/4 OF SW1/4 OF
SEC 27-4N-23E IN OR 2339/1566
UTIL ESMT IN OR 2399-1886

DYAL ZACHARY J & JESSICA N
18285 BROKEN ARROW RD
HILLIARD, FL 32046

2024

27-4N-23-0000-0008-0050

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

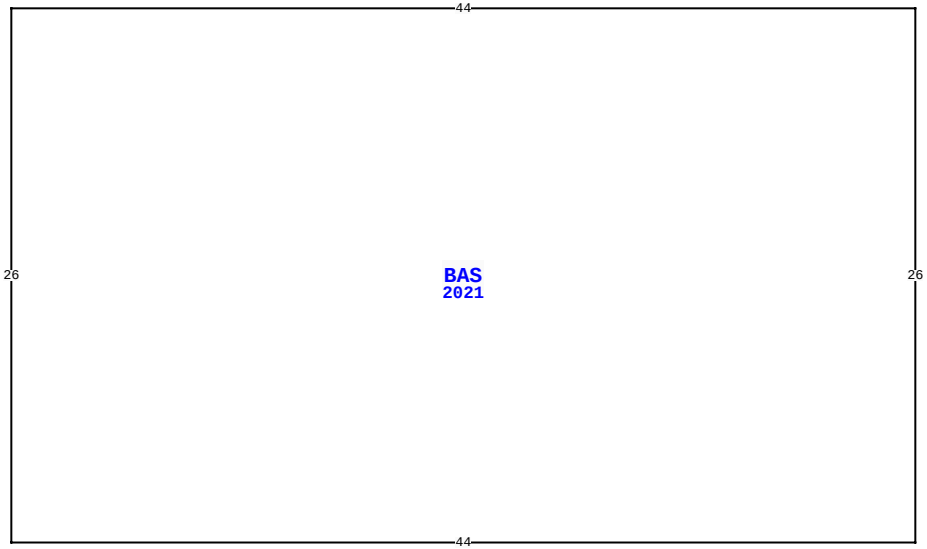
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	98,210
TOTALS	1,144		1,144	98,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.8000	87.60	100,214	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



BROKEN ARROW RD, 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	98,210
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	191,210
SOH/AGL Deduction	43,759
ASSESSED VALUE	147,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,451
TOTAL JUST VALUE	191,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001662	CO ISSUED	0	02/11/2021
20011139	MH MOVE-ON	0	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/1566	2/04/2020	WD	U	V	37	35,000
GRANTOR: JEANPIERRE FRANCENOR						
GRANTEE: DYAL ZACHARY J & JE						
1428/1508	7/18/2006	WD	Q	V		50,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: JEANPIERRE FRANCENO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4.65	AC		1.00	1.00	0.80	25,000.00	20,000.00	93,000							

REVIEW DATE 01/07/2021 BY TW Total Acres: 4.65 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 08/06/2024 BY SYS