PT OF W1/2 OF SW1/4 OF SW1/4
IN OR 1457/394
2007 FTWD DW/MH

DESPRES TERRIE & LAWRENCE
18472 BROKEN ARROW ROAD
HILLIARD, FL 32046

2024

27-4N-23-0000-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

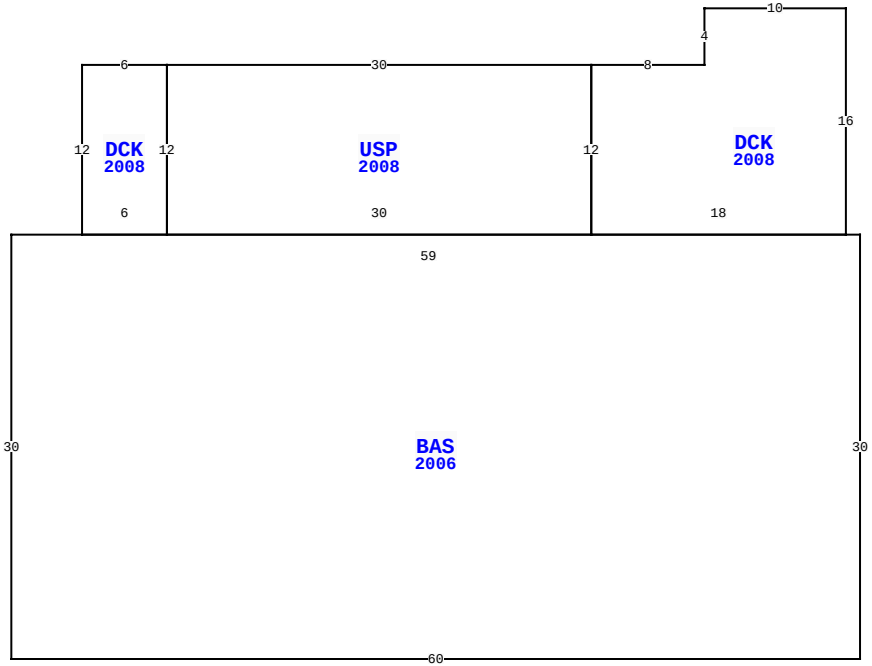
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,800	100	1,800	127,027
DCK	72	15	11	777
DCK	256	15	38	2,682
USP	360	50	180	12,702
TOTALS	2,488		2,029	143,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,029	138.3800	103.78	210,570	2006	2011	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2007 Heated Area: 1800 HX Base Yr 2007



18472 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		143,188
TOTAL MARKET OB/XF VALUE		7,479
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		225,667
SOH/AGL Deduction		120,219
ASSESSED VALUE		105,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,448
TOTAL JUST VALUE		225,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11062	REPAIR/RRF	700	02/01/2008
B21136	SCRN PORCH	6,000	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/0394	11/06/2006	QC	U	V	06	100

GRANTOR: HOLLAND VILETHA L & T
GRANTEE: DESPRES TERRIE & LA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 DCK=[YR=2008] N16 W10 S4 W8 USP=[YR=2008] W30 DCK=[YR=2008] W6 S12 E6 N12$ S12 E30 N12$ S12 E18$ W59 S30 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0681	POLE SHED	0	100	26	14	364.00	SF	15.00	15.00	100	2005	2005	3	40	2,184	
3	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2017	2017	3	78	2,145	

LAND DESCRIPTION

TOTAL OB/XF 7,479

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	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS