PT OF SE1/4 OF NE1/4 PAR 1-15
IN OR 2696/48
(EX PAR 1-16 IN OR 637/556)

PAUL DAN R L/E/
457260 OLD DIXIE HWY
HILLIARD, FL 32046

2024

28-3N-24-0000-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

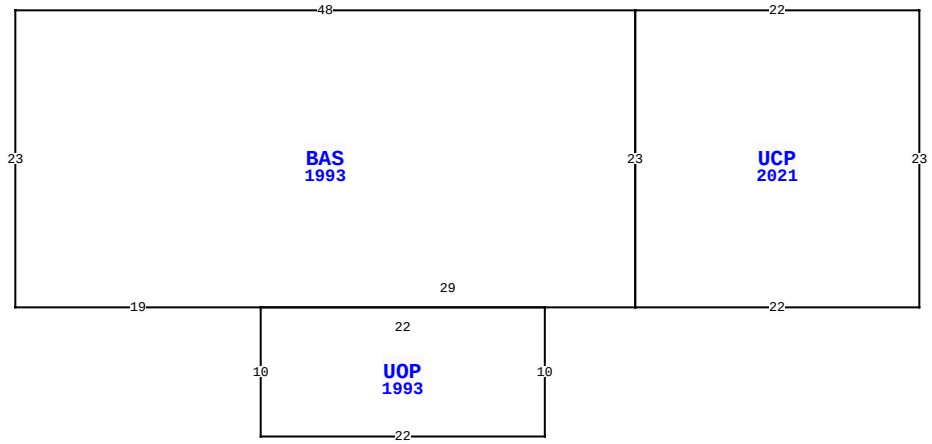
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,104	100	1,104	28,655
UCP	506	20	101	2,622
UOP	220	25	55	1,428
TOTALS	1,830		1,260	32,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,260	123.6000	86.52	109,015	1981	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1104 HX Base Yr



457260 OLD DIXIE HWY, 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		32,704
TOTAL MARKET OB/XF VALUE		7,381
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		140,085
SOH/AGL Deduction		36,053
ASSESSED VALUE		104,032
TOTAL EXEMPTION VALUE	13	104,032
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/48	2/26/2024	LE	U	I	11	100
GRANTOR: PAUL DAN RAY						
GRANTEE: MULLALEY NANCY MATH						
2593/0106	3/21/2022	LE	U	I	11	100
GRANTOR: PAUL DAN R						
GRANTEE: PAUL MICHAEL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W22 BAS=[YR=1993] W48 S23 E19 UOP=[YR=1993] S10 E22 N10 W22 $ E29 N23$ S23 E22 N23$.

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	0812	CONCRETE C	0	100	0	0	1,739.00	SF	4.00	4.00	100	1989	1989	3	57	3,965	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
3	0752	USP	0	100	0	0	580.00	SF	15.00	15.00	100	2000	2000	3	28	2,436	

LAND DESCRIPTION

TOTAL OB/XF 7,381

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	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS