

PT OF LOT 18 IN OR 1960/1446
CORNWALL SURVEY S/D OF
SEC 29-3N-24E PBK 0/31

CARNLEY JOHNNY RICHARD
1206 ALLIGATOR ALLEY
HATHES CITY, FL 33844

2024

29-3N-24-2020-0018-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	728	100	728	18,376
DCK	32	15	5	126

TOTALS	760		733	18,502
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	11	8	88.00	SF	15.00
2	0300	BOAT DCK W	0	0	20	8	160.00	SF	30.00
3	1242	WD DECK A	0	0	11	8	88.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.99

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	733	120.2000	84.14	61,675	1990	1990	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 728 HX Base Yr												
14 52 14 36 16 4 8 4 8 BAS 2005 DCK 2005												
26866 WILLIE HODGES RD, HILLIARD												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		18,502	
TOTAL MARKET OB/XF VALUE		1,870	
TOTAL LAND VALUE - MARKET		113,810	
TOTAL MARKET VALUE		134,182	
SOH/AGL Deduction		46,261	
ASSESSED VALUE		87,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,921	
TOTAL JUST VALUE		134,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/1446	2/03/2015	QC	U	I	11	100
GRANTOR: SISSON CAROLYN						
GRANTEE: CARNLEY JOHNNY RICH						
1955/1877	1/06/2015	QC	U	I	11	100
GRANTOR: SISSON-TUCKER AMY M &						
GRANTEE: SISSON CAROLYN						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W52 S14 E36 DCK=[YR=2005] S4 E8 N4 W8\$ E16 N14\$.									