PT OF LOT 64
IN OR 2568/1911
R787590 & R787591

LEMELL WILLIAM H & LISA J
26282 DEMPSEY CONNER ROAD
HILLIARD, FL 32046

2024

30-3N-24-2020-0064-0020

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	12	HARDWOOD 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

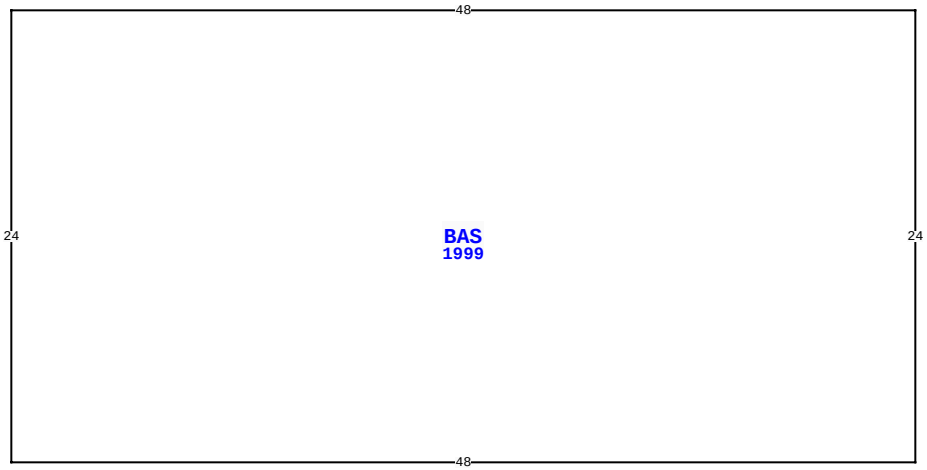
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	94,556
TOTALS	1,152		1,152	94,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	136.8000	102.60	118,195	1999	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



26282 DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		94,556
TOTAL MARKET OB/XF VALUE		3,218
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		157,774
SOH/AGL Deduction		0
ASSESSED VALUE		157,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,774
TOTAL JUST VALUE		157,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992646	MH MOVE-ON	0	01/04/1999
3116	H/AC	1,800	08/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1911	5/31/2022	WD	Q	I	01	200,000
GRANTOR: RHODEN ARNOLD L JR						
GRANTEE: LEMELL WILLIAM H &						
2394/0425	9/18/2020	WD	U	I	37	61,000
GRANTOR: LEDDON MARY SIMPLER						
GRANTEE: RHODEN ARNOLD L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 N24$.

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	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	
2	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	
3	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1999	1999	3	77	2,306	

LAND DESCRIPTION

TOTAL OB/XF 3,218

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS