PT GOVT LOT 3 OF SEC 30-4N-24E
IN OR 1212/1219
1998 MERI DW/MH

MCKINNON GEORGE I JR/MCKINNON GEORGE I III
4601 SECOND AVE
ST AUGUSTINE, FL 32095-6047

2024

30-4N-24-0000-0007-0040

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

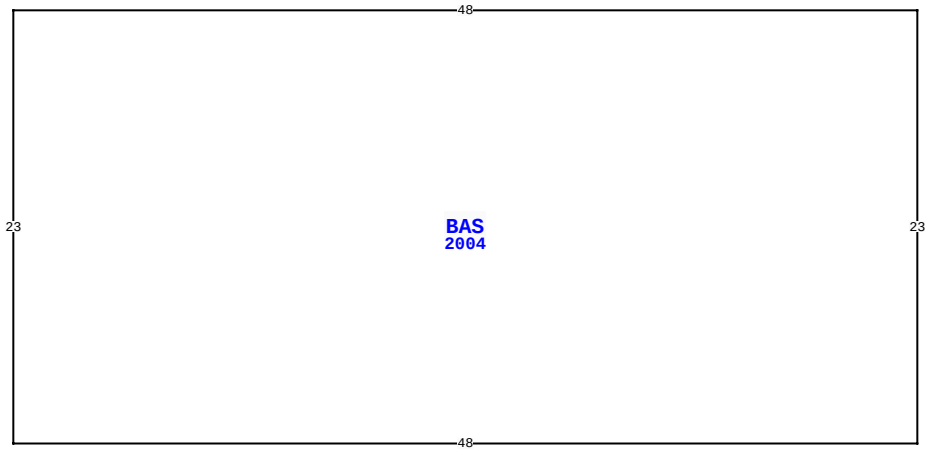
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	48,742
TOTALS	1,104		1,104	48,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	140.1600	105.12	116,052	1998	1998	0	0	0	58.00	42.00

4 M/H 94+ – 0% - 0 Heated Area: 1104 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

28105 ROUNDUP PL, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,742
TOTAL MARKET OB/XF VALUE	773
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	79,515
SOH/AGL Deduction	11,257
ASSESSED VALUE	68,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,258
TOTAL JUST VALUE	79,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013450	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/1219	3/03/2004	QC	U	I	01	100
GRANTOR: MCKINNON GEORGE I SR						
GRANTEE: MCKINNON GEORGE I J						
1025/0323	12/17/2001	QC	U	I	01	100
GRANTOR: MCKINNON GEORGE						
GRANTEE: MCKINNON GEORGE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S23 E48 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	1990	1990	3	20	273	
2	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 773

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS