IN OR 1839/1218
2000 GENA DW

CARR LAURIE A
28153 JACKSON TRAIL
HILLIARD, FL 32046

**2024**

**30-4N-24-0000-0013-0030**

## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

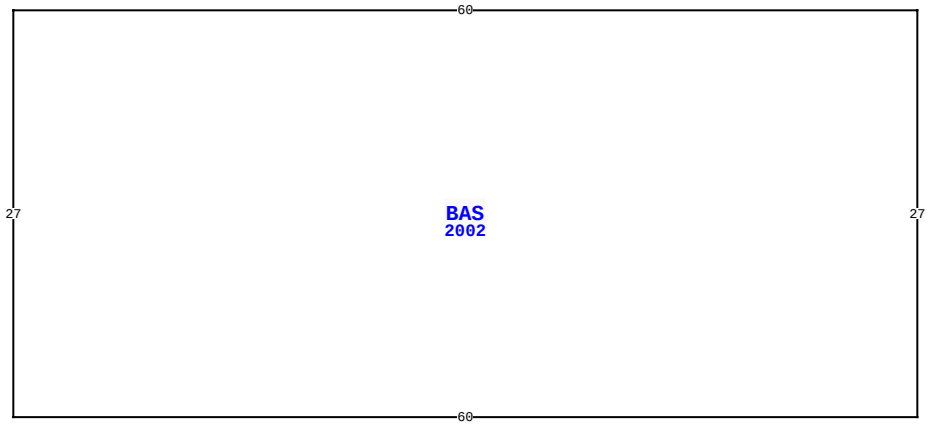
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 65,280 |
| TOTALS | 1,620 | | 1,620 | 65,280 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 116.8000 | 87.60 | 141,912 | 2000 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 2014 Heated Area: 1620 HX Base Yr 2014




28153 JACKSON TRL, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 65,280 |
| TOTAL MARKET OB/XF VALUE | | 4,796 |
| TOTAL LAND VALUE - MARKET | | 30,300 |
| TOTAL MARKET VALUE | | 100,376 |
| SOH/AGL Deduction | | 56,988 |
| ASSESSED VALUE | | 43,388 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 18,388 |
| TOTAL JUST VALUE | | 100,376 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 98,752 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428245 | ADDITION | 15,142 | 01/01/2014 |
| MH3510 | MH MOVE-ON | 0 | 06/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1839/1218 | 2/04/2013 | WD | U | I | 11 | 100 |
| GRANTOR: CARR DONALD R JR & LA | | | | | | |
| GRANTEE: CARR LAURIE A | | | | | | |
| 1837/0710 | 1/25/2013 | WD | Q | I | 02 | 35,000 |
| GRANTOR: US BANK NA TRUSTEE | | | | | | |
| GRANTEE: CARR DONALD R JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W60 S27 E60 N27$ .

## 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 | 2000 | 2000 | 3 | 84 | 2,940 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 17 | 340.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 84 | 1,856 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,796

| 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 | 0007 | OR | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,300 | | | | | | | |

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS