SE1/4 OF SE1/4
IN OR 2357/1809
2009 SOUTHERN OAK DWMH

CHESSER KIMBERLY J
27411 SWEARINGEN ROAD
HILLIARD, FL 32034

**2024**

**32-4N-24-0000-0017-0080**

# 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 | 08 | SHT VINYL 100 |
| 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 | 04 | Quality Level 04 |

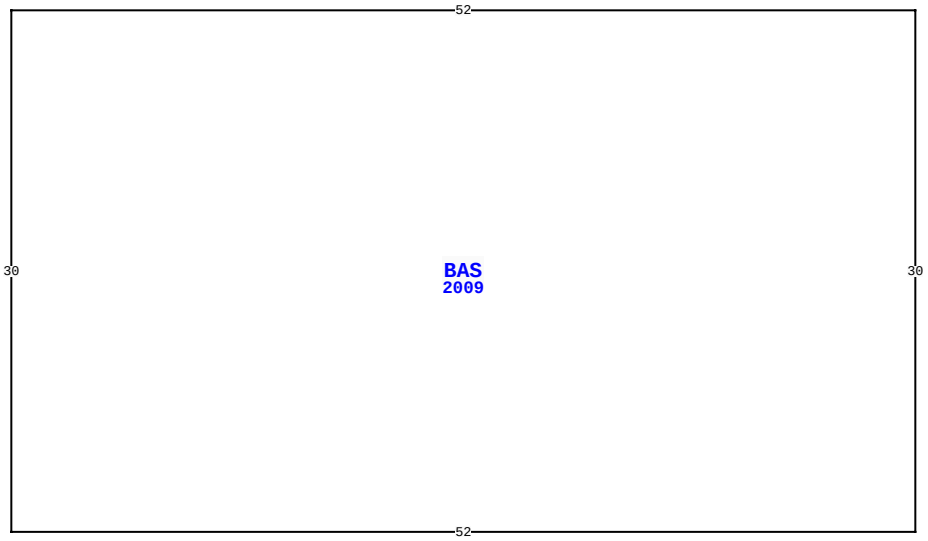
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 162,162 |
| TOTALS | 1,560 | | 1,560 | 162,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,560 | 132.0000 | 99.00 | 154,440 | 2009 | 2015 | 0 | 0 | 105 | 20.00 | 105.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1560 HX Base Yr 2021




27411 SWEARINGEN RD, HILLIARD

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,162 |
| TOTAL MARKET OB/XF VALUE | | 772 |
| TOTAL LAND VALUE - MARKET | | 31,200 |
| TOTAL MARKET VALUE | | 194,134 |
| SOH/AGL Deduction | | 75,930 |
| ASSESSED VALUE | | 118,204 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 68,204 |
| TOTAL JUST VALUE | | 194,134 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,419 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5212 | CO ISSUED | 0 | 09/14/2009 |
| MH5212 | MH MOVE-ON | 0 | 08/01/2009 |
| M14754 | MECH OTHER | 0 | 08/01/2009 |
| P13902 | OTHER | 0 | 08/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2357/1809 | 4/29/2020 | WD | Q | I | 01 | 170,000 |
| GRANTOR: EDENFIELD LINDA C | | | | | | |
| GRANTEE: CHESSER KIMBERLY J | | | | | | |
| 1641/0246 | 9/04/2009 | WD | U | I | 11 | 100 |
| GRANTOR: EDENFIELD LINDA ETAL | | | | | | |
| GRANTEE: EDENFIELD LINDA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W52 S30 E52 N30$.

## 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 | 100 | 16 | 10 | 160.00 | SF | 20.10 | 20.10 | 100 | 2005 | 2005 | 3 | 24 | 772 | |

## LAND DESCRIPTION

TOTAL OB/XF 772

| 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 | | OR | 0.00 | 0.00 | 1.04 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 31,200 | | | | | | | |

REVIEW DATE 06/15/2021 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/06/2024 BY SYS