PT LOTS 25, 26
IN OR 2452/1822 & OR 2666/1949
(EX PT IN OR 2666/1943)

ADAMS KYLE & LAUREN/
28233 FORT KNOX PL
HILLIARD, FL 32046

2024

32-4N-24-2020-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

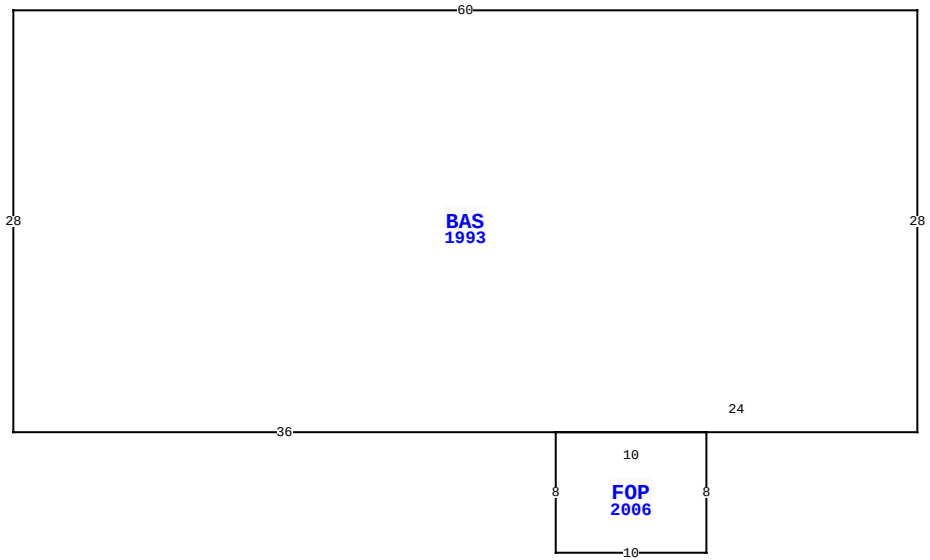
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,680	100	1,680	80,871
FOP	80	30	24	1,155
TOTALS	1,760		1,704	82,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,704	122.8000	85.96	146,476	1984	2005	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



28233 FT KNOX PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,796
TOTAL MARKET OB/XF VALUE		309
TOTAL LAND VALUE - MARKET		169,860
TOTAL MARKET VALUE		268,965
SOH/AGL Deduction		72,628
ASSESSED VALUE		196,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,337
TOTAL JUST VALUE		268,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005238	864SF MTL BLDG	44,305	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1949	9/11/2023	QC	U	I	11	100
GRANTOR: ADAMS JAMES T II & MI						
GRANTEE: ADAMS KYLE THOMAS &						
2452/1822	2/22/2021	WD	Q	I	01	195,000
GRANTOR: DENMARK LARRY & LINDS						
GRANTEE: ADAMS KYLE & LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E36 FOP=[YR=2006] S8 E10 N8 W10$ E24 N28$.

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	0810	CONCRETE A	0	100	24	2	48.00	SF	6.50	6.50	100	2021	2021	3	99	309	

LAND DESCRIPTION

TOTAL OB/XF 309

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	8.94	AC		1.00	1.00	1.00	19,000.00	19,000.00	169,860							

REVIEW DATE 10/18/2023 BY WWA Total Acres: 8.94 Total Land Value: 169,860 Market: 0 Agricultural: 0 Common: 169,860 PRINTED 08/06/2024 BY SYS

PT LOTS 25, 26
IN OR 2452/1822 & OR 2666/1949
(EX PT IN OR 2666/1943)

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

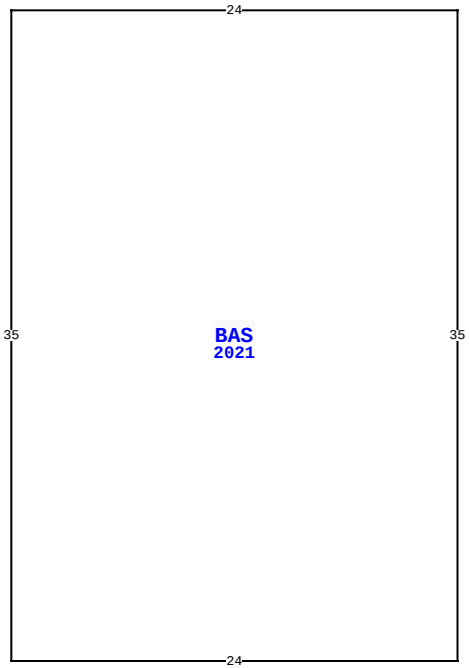
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,769
TOTALS	840		840	16,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 840 HX Base Yr 2022



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2452/1822	2/22/2021	WD	Q	I	01	195,000
GRANTOR: DENMARK LARRY & LINDS						
GRANTEE: ADAMS KYLE & LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S35 E24 N35$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/18/2023 BY WWA Total Acres: 8.94 Total Land Value: 169,860 Market: 0 Agricultural: 0 Common: 169,860 PRINTED 08/06/2024 BY SYS