PT SE1/4 OF NE1/4 OF
1992 MERI TW/MH
SEC 33-2N-23E IN OR 1972/978

BELL DENISE
2644 BARBARA LN
HILLIARD, FL 32046

2024

33-2N-23-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

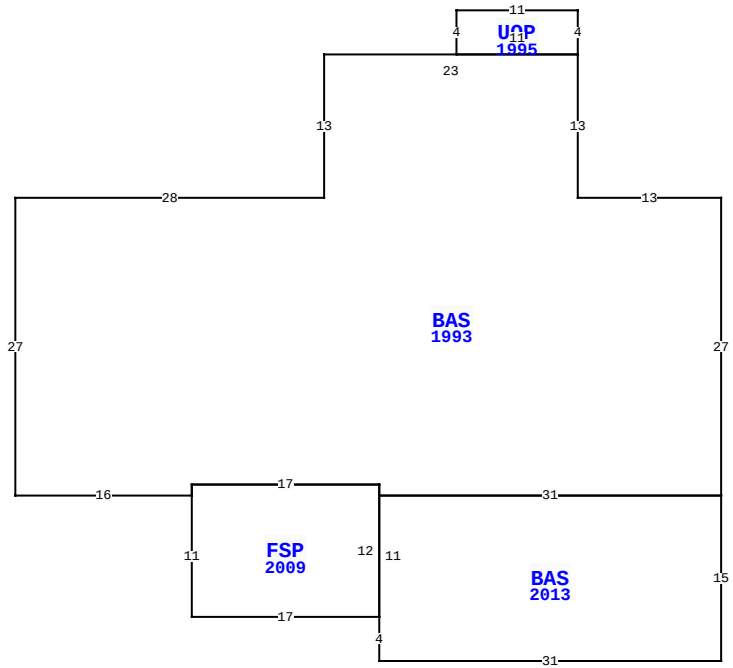
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,010	100	2,010	100,165
BAS	465	100	465	23,172
FSP	204	60	122	6,080
UOP	44	25	11	548
TOTALS	2,723		2,608	129,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,608	148.3200	103.82	270,763	1992	2001	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2022 Heated Area: 2475 HX Base Yr 2022



2644 BARBARA LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,966
TOTAL MARKET OB/XF VALUE		6,309
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		170,775
SOH/AGL Deduction		21,302
ASSESSED VALUE		149,473
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,473
TOTAL JUST VALUE		170,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22072	ADDITION	32,340	11/01/2008
HU94	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0358	11/23/2021	QC	U	I	11	100
GRANTOR: BELL DUSTIN						
GRANTEE: BELL DENISE						
1972/0978	12/20/2014	QC	U	I	11	100
GRANTOR: BELL DENISE & SEAN						
GRANTEE: BELL DUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N13 UOP=[YR=1995] N4 W11 S4 E11$W23 S13 W28 S27 E16 FSP=[YR=2009] S11 E17 BAS=[YR=2013] S4 E31 N15 W31 S11$ N12 W17 S1$ N1 E17 S1 E31 N27 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	1996	1996	3	20	273	
3	0681	POLE SHED	0	100	20	17	340.00	SF	15.00	15.00	100	1996	1996	3	24	1,224	
4	1242	WD DECK A	0	100	0	0	764.00	SF	5.00	5.00	100	2013	2013	3	60	2,292	

LAND DESCRIPTION

TOTAL OB/XF 6,309

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 09/30/2020 BY TWA Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/06/2024 BY SYS