PT OF SE1/4 OF NW1/4
IN OR 2486/1361 (EX PT OF KNIGHT
ESMT PT OR 1811/1826, OR 1828/19

HAYES VERNON J & CATHY J
31060 KNIGHT RD
HILLIARD, FL 32046

**2024**

**33-4N-23-0000-0004-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

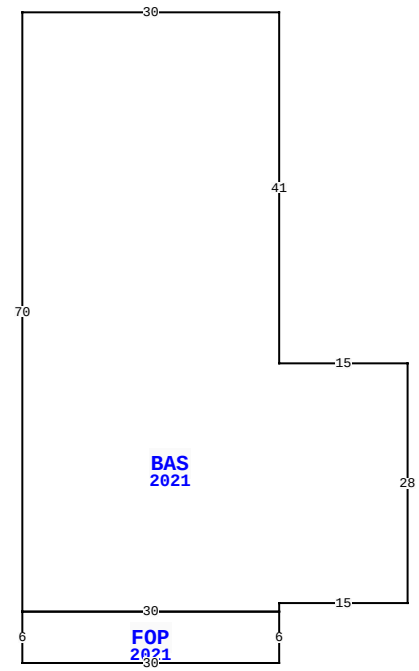
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 2,520 | 100 | 2,520 | 216,707 |
| FOP | 180 | 30 | 54 | 4,644 |
| TOTALS | 2,700 | | 2,574 | 221,351 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,574 | 117.0000 | 87.75 | 225,868 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2023 Heated Area: 2520 HX Base Yr 2023




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

31060 KNIGHT RD, HILLIARD

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 221,351 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 316,351 |
| SOH/AGL Deduction | | 32,293 |
| ASSESSED VALUE | | 284,058 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 234,058 |
| TOTAL JUST VALUE | | 316,351 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,703 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230014069 | 18X30X10 STORAGE | 35,899 | 11/01/2023 |
| 22000444 | CO ISSUED | 0 | 01/07/2022 |
| 21012456 | MH MOVE-ON | 0 | 09/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2486/1361 | 8/09/2021 | WD | U | V | 37 | 40,000 |
| GRANTOR: MAYS TERRY LEN | | | | | | |
| GRANTEE: HAYES VERNON J & CA | | | | | | |
| 1828/1914 | 4/30/2012 | WD | U | V | 11 | 100 |
| GRANTOR: TOLOSI DENISE SIKES & | | | | | | |
| GRANTEE: MAYS TERRY LEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W15 N41 W30 S70 FOP=[YR=2021] S6 E30 N6 W30$
E30 N1 E15 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0005 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 95,000 | | | | | | | |

REVIEW DATE 12/03/2021 BY TW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS