

LOT 1
IN OR 1903/1559
PROSPECT LANDING PB 6/30

BISHOP COREY ALAN
391290 PROSPECT LANDING ROAD
HILLIARD, FL 32046-6681

2024

33-5N-24-166L-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,206	123.6000	92.70	111,796	1994	1999	0	0	56.00	44.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997													Heated Area: 1152										HX Base Yr 1997									
Roof Cover	12	MODULAR MT 100	24 24 48 48 24 24 48 48 24 24 48 48																																
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		3 100																																	
Bathrooms		2 100																																	
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	1,152	100	1,152	46,988																															
UOP	216	25	54	2,203																															
TOTALS		1,368	1,206	49,190																															
EXTRA FEATURES					391290 PROSPECT LANDING RD, HILLIARD																														
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	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1996	1996	3	20	288																				
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2003	2003	3	21	630																				
3	0810	CONCRETE A	0 100	8	6	48.00	SF	6.50	6.50	100	2003	2003	3	83	259																				
LAND DESCRIPTION																	TOTAL OB/XF 1,177																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.19	AC		1.00	1.00	1.80	19,000.00	34,200.00	177,498																		
REVIEW DATE 06/15/2020 BY TWA Total Acres: 5.19 Total Land Value: 177,498 Market: 0 Agricultural: 0 Common: 177,498 PRINTED 08/06/2024 BY SYS																																			

VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				89,420			
TOTAL MARKET OB/XF VALUE				1,177			
TOTAL LAND VALUE - MARKET				177,498			
TOTAL MARKET VALUE				268,095			
SOH/AGL Deduction				157,483			
ASSESSED VALUE				110,612			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				60,612			
TOTAL JUST VALUE				268,095			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				265,400			
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1903/1559	2/12/2014	WD U	I		30	100	
GRANTOR: BISHOP COREY ALAN							
GRANTEE: BISHOP COREY ALAN							
0954/1044	10/19/2000	QC U	I		01	100	
GRANTOR: YOACHUM SANDRA & CORE							
GRANTEE: BISHOP COREY ALLEN							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2001] W48 UOP=[YR=2001] W9 S24 E9 N24 \$ S24 E48 N24 \$.							

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