LOT 2
PROSPECT LANDING PB 6/30

SCARBOROUGH WILLIAM & LAURADA
391354 PROSPECT LANDING RD
HILLIARD, FL 32046

2024

33-5N-24-166L-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

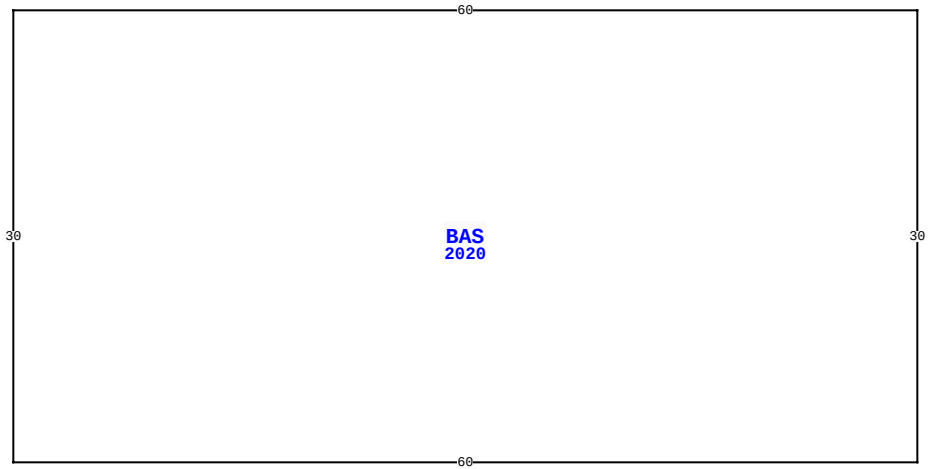
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	152,950
TOTALS	1,800		1,800	152,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.8000	87.60	157,680	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



391354 PROSPECT LANDING RD, 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		152,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		188,442
TOTAL MARKET VALUE		341,392
SOH/AGL Deduction		118,764
ASSESSED VALUE		222,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,628
TOTAL JUST VALUE		341,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007578	CO ISSUED	0	08/21/2020
20003553	MH MOVE-ON	0	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/0532	1/14/2020	WD	Q	V	01	110,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: SCARBOROUGH WILLIAM						
2205/0300	6/15/2018	WD	Q	V	01	75,000
GRANTOR: BISHOP COREY ALLEN						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 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

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		OR	0.00	0.00	5.51	AC		1.00	1.00	1.80	19,000.00	34,200.00	188,442							

REVIEW DATE 10/20/2020 BY TW Total Acres: 5.51 Total Land Value: 188,442 Market: 0 Agricultural: 0 Common: 188,442 PRINTED 08/06/2024 BY SYS