PT OF NW1/4 OF NW1/4
IN OR 2170/1794
2005 MERT DW/MH

MCCOOL-WALSH DEBRA GAYLE
3149 BARBARA LN
HILLIARD, FL 32046

2024

34-2N-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

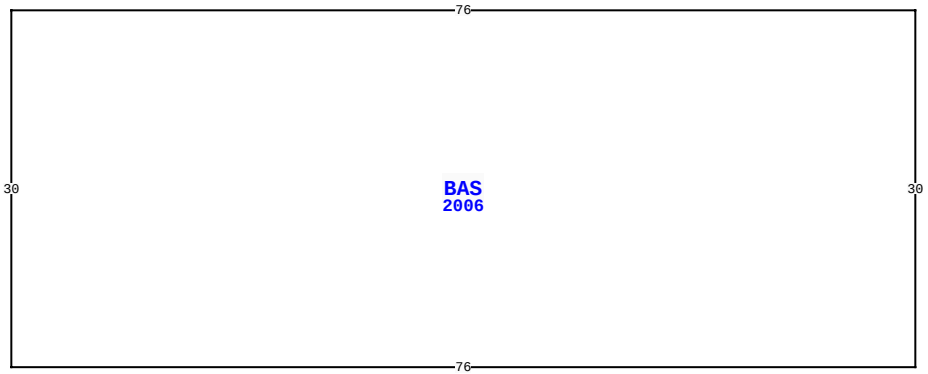
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	135,136
TOTALS	2,280		2,280	135,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	141.1200	105.84	241,315	2005	2005	0	0	0	44.00	56.00

2 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



3149 BARBARA LN, HILLIARD

BLD DATE	05/23/2007	JH	LGL DATE	
XF DATE	05/23/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,136
TOTAL MARKET OB/XF VALUE		10,464
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		205,600
SOH/AGL Deduction		67,838
ASSESSED VALUE		137,762
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,762
TOTAL JUST VALUE		205,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09389	MECH OTHER	0	03/01/2005
P09097	OTHER	0	02/01/2005
B007653	FOUNDATION	2,000	09/01/2000
MH003294	MH MOVE-ON	0	09/01/2000
8505	MH MOVE-ON	9,000	04/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/1794	1/12/2018	SW	Q	I	02	139,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MCCOOL-WALSH DEBRA						
2138/1461	8/02/2017	SW	U	I	12	63,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76S30E76N30$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0680	POLE SHED	0	100	30	16	480.00	SF	10.00	10.00	100	2020	2020	3	93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 10,464

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS