N PT OF LOT 16 TRACT 10
IN OR 2152/324
1975 YOUNG AMERICAN DW/MH

KIRKUS DONNA/VANZANT JERI
25190 CR 121
HILLIARD, FL 32046-5361

2024

34-3N-23-2040-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

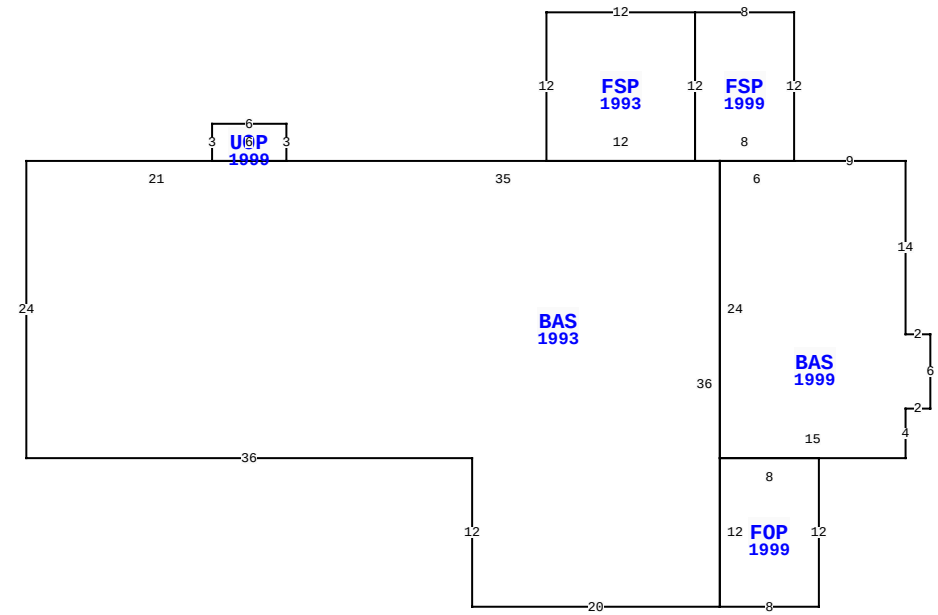
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,584	100	1,584	40,848
BAS	372	100	372	9,593
FOP	96	30	29	748
FSP	144	60	86	2,218
FSP	96	60	58	1,496
UOP	18	25	4	103
TOTALS	2,310		2,133	55,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,133	122.8000	85.96	183,353	1975	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1956 HX Base Yr



2889 SANTA FE TRL, 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	93,351
TOTAL MARKET OB/XF VALUE	27,840
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	311,191
SOH/AGL Deduction	92,394
ASSESSED VALUE	218,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,797
TOTAL JUST VALUE	311,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2440/0483	9/20/2017	QC	U	I	11	100
GRANTOR: HOLTON JACK & CHERYL						
GRANTEE: KIRKUS DONNA & JERI						
2152/0324	9/20/2017	QC	U	I	11	100
GRANTOR: HOLTON JACK & CHERYL						
GRANTEE: HOLTON JACK & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W9 FSP=[YR=1999] N12 W8 FSP=[YR=1993] W12 S12 E12 N12 $ S12 E8 $ W6 BAS=[YR=1993] W35 UOP=[YR=1999] N3 W6 S3 E6 $ W21 S24 E36 S12 E20 FOP=[YR=1999] E8 N12 W8 S12 $ N36 $ S24 E15 N4 E2 N6 W2 N14 $.

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	0510	GARAGE WD-	0	0	0	0	1,488.00	SF	35.00	35.00	100	1982	1982	3	20	10,416	
2	0681	POLE SHED	0	0	0	0	960.00	SF	15.00	15.00	100	1982	1982	3	20	2,880	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	21.30	21.30	100	1995	1995	3	20	426	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
5	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20	5.20	100	2001	2001	3	80	3,478	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
7	0350	CARPORT WD	0	0	20	20	400.00	SF	8.58	8.58	100	2004	2004	3	22	755	
8	0940	SHEDS/PORT	0	0	16	16	256.00	SF	21.30	21.30	100	2008	2008	3	35	1,908	
9	0940	SHEDS/PORT	0	0	24	16	384.00	SF	30.00	30.00	100	1995	1995	3	20	2,304	
10	0350	CARPORT WD	0	0	24	12	288.00	SF	13.00	13.00	100	1995	1995	3	20	749	

TOTAL OB/XF 27,091

LAND DESCRIPTION

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	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS

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IN OR 2152/324
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2024

34-3N-23-2040-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

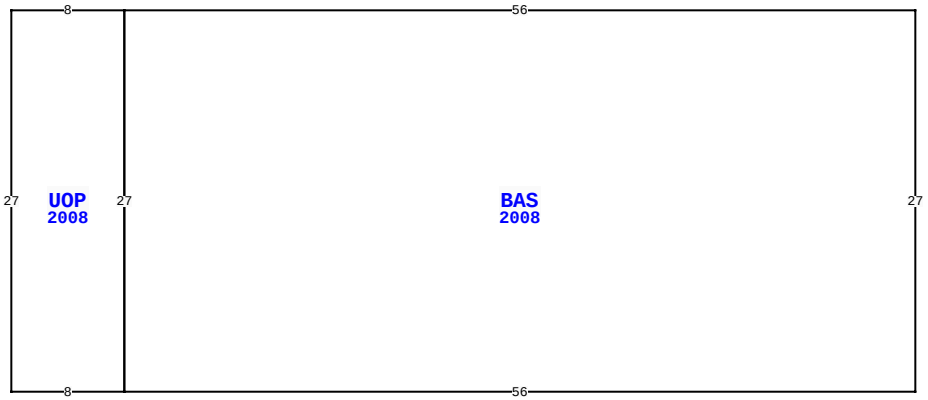
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,512	100	1,512	37,023
UOP	216	25	54	1,322
TOTALS	1,728		1,566	38,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,566	116.6000	81.62	127,817	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



2889 SANTA FE TRL, HILLIARD

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2152/0324	9/20/2017	QC	U	I	11	100
GRANTOR: HOLTON JACK & CHERYL						
GRANTEE: HOLTON JACK & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 UOP=[YR=2008] W8 S27 E8 N27$ S27 E56 N27$.

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
11	0350	CARPORT WD	0	0	24	12	288.00	SF	13.00	13.00	100	1995	1995	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 749

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

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS