

ROGERS JOHN RAY & MELANIE JEAN
371855 KINGS FERRY ROAD
HILLIARD, FL 32046

34-4N-24-2020-0008-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

4 100
3 100

02WOOD FRAME 100

1. 1. 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3561002,356113,569

TOTALS2,3562,356113,569

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200020003842,940

21242WD DECK A01002012240.00SF10.0010.0010020002000320480

31243WD DECK F01004016640.00SF8.008.00100201020103452,304

40510GARAGE WD-01001524360.00SF35.0035.00100201520153789,828

50351CARPORT MT01002415360.00SF10.0010.00100201520153702,520

60351CARPORT MT01002024480.00SF10.0010.00100201520153703,360

LAND DESCRIPTIONTOTAL OB/XF21,432

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000004OR0.000.002.22AC1.001.000.8030,000.0024,000.0053,280

REVIEW DATE01/14/2021BYWWATotal Acres: 2.22Total Land Value: 53,280Market: 0Agricultural: 0Common: 53,280PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800022,356123.600092.70218,401200020030048.0052.00

Heated Area: 2356HX Base Yr 2001BAS2000

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE282,782

TOTAL MARKET OB/XF VALUE21,432

TOTAL LAND VALUE - MARKET53,280

TOTAL MARKET VALUE357,494

SOH/AGL Deduction90,979

ASSESSED VALUE266,515

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE216,515

TOTAL JUST VALUE357,494

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE353,930

PERMIT NUMDESCRIPTIONAMTISSUED

MH155677CO ISSUED012/15/2015

MH155677MH MOVE-ON009/30/2015

B1530988GARAGE83,19408/31/2015

B1530656CARPORT006/30/2015

MH003235MH MOVE-ON008/01/2000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0942/06147/26/2000WDUII1325,900

GRANTOR:HIGGINBOTHAM ALBERT L

GRANTEE:ROGERS JOHN R & MEL

0942/06117/26/2000WDUII07100

GRANTOR:HASELL MARK O

GRANTEE:HIGGINBOTHAM ALBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31 \$.

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