

WANG PETER
58261 MELTON ROAD
HILLIARD, FL 32046

2024



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 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

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 05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,566

100

1,566

74,332

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,566

117.2000

87.90

137,651

2004

2004

0

0

46.00

54.00

1 M/H 94+ - 100% - 2005

Heated Area: 1566

HX Base Yr 2005

27

58

27

58

BAS
2004

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

74,332

TOTAL MARKET OB/XF VALUE

31,571

TOTAL LAND VALUE - MARKET

223,250

TOTAL MARKET VALUE

329,153

SOH/AGL Deduction

209,818

ASSESSED VALUE

119,335

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

69,335

TOTAL JUST VALUE

329,153

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

328,044

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH4411

MH MOVE-ON

0

06/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V

RSN CD

SALE PRICE

1207/0569

2/10/2004

WD

U

V

09

550,000

GRANTOR: GRAHAM SHARI T & G &

GRANTEE: WANG PETER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W58 S27 E58 N27 \$.

EXTRA FEATURES

58261 MELTON RD, HILLIARD

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/19/2023

MLU

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

0855

CONC PAVER

0 100

32

3

96.00

SF

7.00

7.00

100

2004

2004

3

84

564

2

0510

GARAGE WD-

0 100

30

36

1,080.00

SF

35.00

35.00

100

2014

2014

3

75

28,350

3

1242

WD DECK A

0 100

12

10

120.00

SF

10.00

10.00

100

2018

2018

3

82

984

4

1242

WD DECK A

0 100

12

17

204.00

SF

10.00

10.00

100

2018

2018

3

82

1,673

TOTAL OB/XF

31,571

LAND DESCRIPTION

TOTAL OB/XF

31,571

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0005

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

35,000.00

35,000.00

35,000

2

000115

C

SFR ACRES

100

0005

OR

0.00

0.00

12.55

AC

1.00

1.00

1.00

15,000.00

15,000.00

188,250

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 13.55

Total Land Value: 223,250

Market: 0

Agricultural: 0

Common: 223,250

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