

LOT 27
IN OR 1691/1297
R378190 & R378191

GATLIN LINDA
PO BOX 715
HILLIARD, FL 32046-0715

2024

37-3N-24-2710-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
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	960	100	960	36,546
FOP	20	30	6	228
FOP	96	30	29	1,104
TOTALS	1,076		995	37,878

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	995	123.6000	86.52	86,087	1989	1999	0	0	0	56.00	44.00
1 M/H 93- - 0% - 0												
Heated Area: 960												
HX Base Yr												
36366 HOLIDAY DR, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE					37,878		
TOTAL MARKET OB/XF VALUE					0		
TOTAL LAND VALUE - MARKET					34,500		
TOTAL MARKET VALUE					72,378		
SOH/AGL Deduction					26,298		
ASSESSED VALUE					46,080		
TOTAL EXEMPTION VALUE					0		
BASE TAXABLE VALUE					46,080		
TOTAL JUST VALUE					72,378		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					71,271		