PT LOT 25
IN OR 675 PG 1843
R107642 & R107643

RIDENOUR RHODA S TANNER
38217 KINGSTREET LN
HILLIARD, FL 32046-6562

2024

37-4N-24-2300-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

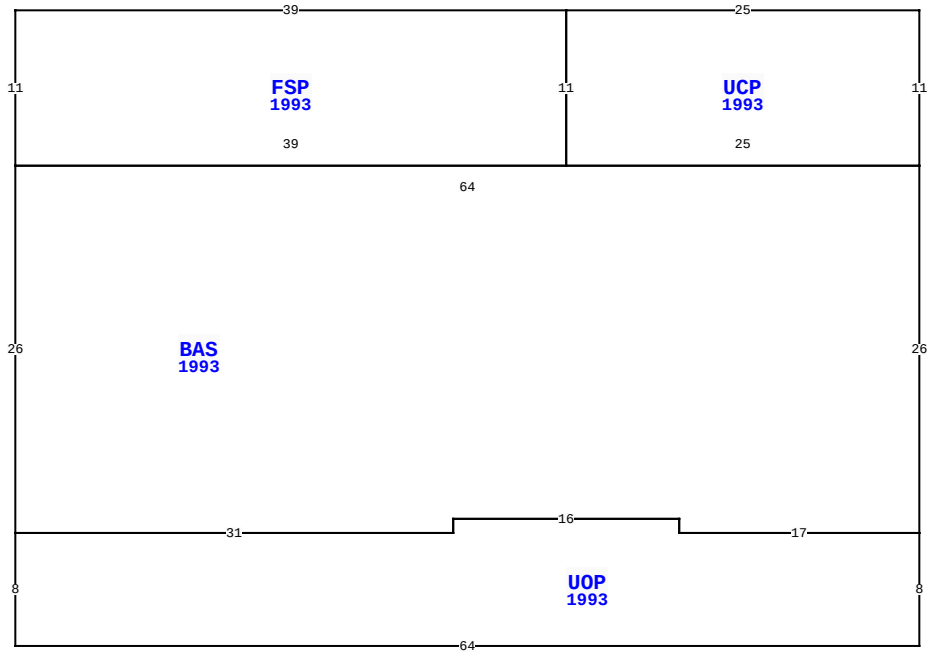
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,648	100	1,648	42,776
FSP	429	60	257	6,671
UCP	275	20	55	1,428
UOP	528	25	132	3,426
TOTALS	2,880		2,092	54,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,092	123.6000	86.52	181,000	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1993 Heated Area: 1648 HX Base Yr 1993



38217 KINGSTREET LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,300
TOTAL MARKET OB/XF VALUE		25,920
TOTAL LAND VALUE - MARKET		57,900
TOTAL MARKET VALUE		138,120
SOH/AGL Deduction		75,045
ASSESSED VALUE		63,075
TOTAL EXEMPTION VALUE	HX HB WX	43,075
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		138,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603153	XFOB	7,680	07/01/1996
8096	CHNGE SRVC	500	04/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0675/1843	2/24/1993	WD	U	I	07	100
GRANTOR: HUGHES CHARLES & M G						
GRANTEE: TANNER RHODA S						
0649/0590	2/19/1992	WD	Q	I		62,500
GRANTOR: HUGHES CHARLES & M						
GRANTEE: TANNER RHODA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W25 FSP=[YR=1993] W39 S11 BAS=[YR=1993] S26
UOP=[YR=1993] S8 E64 N8 W17 N1 W16 S1 W31 $ E31 N1 E16 S1 E17
N26 W64 $ E39 N11 $ S11 E25 N11 $.

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	100	27	49	1,323.00	SF	35.00	35.00	100	1988	1988	3	20	9,261	
2	0510	GARAGE WD-	0	100	40	48	1,920.00	SF	24.85	24.85	100	1996	1996	3	24	11,451	
3	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1999	1999	3	27	778	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
5	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2013	2013	3	60	2,400	

LAND DESCRIPTION

TOTAL OB/XF 25,920

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		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,900							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/06/2024 BY SYS