LOT 2 (F/K/A PAR 2-8)
OR 603 PG 1124
2000 REDMAN DW/MH

PETREE WILLIAM A
39244 SILVER TRAIL
HILLIARD, FL 32046

**2024**

**40-4N-24-1661-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

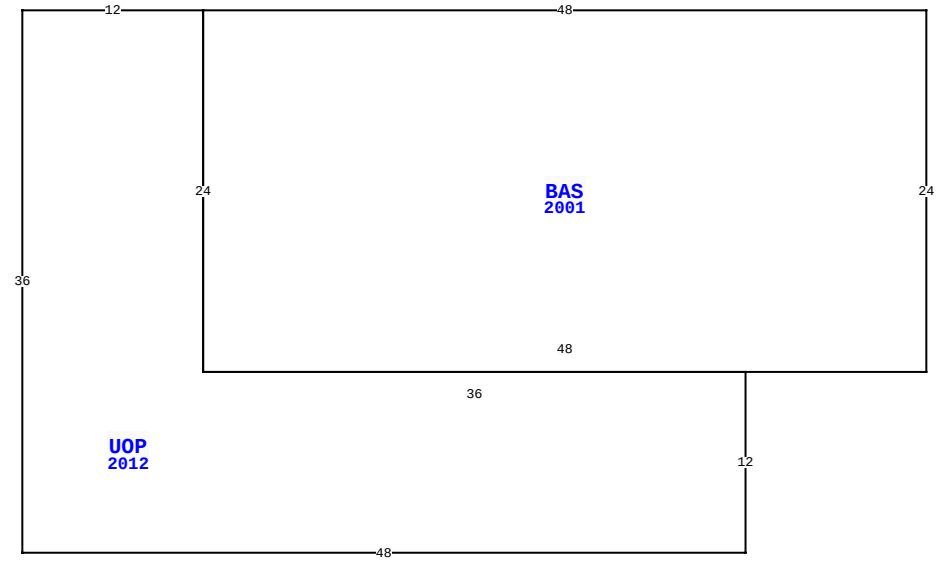
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 46,183 |
| UOP | 864 | 25 | 216 | 8,659 |
| TOTALS | 2,016 | | 1,368 | 54,842 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,368 | 116.2000 | 87.15 | 119,221 | 2000 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 1992 Heated Area: 1152 HX Base Yr 1992




39244 SILVER TRL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/26/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 54,842 |
| TOTAL MARKET OB/XF VALUE | | 8,658 |
| TOTAL LAND VALUE - MARKET | | 127,440 |
| TOTAL MARKET VALUE | | 96,653 |
| SOH/AGL Deduction | | 43,542 |
| ASSESSED VALUE | | 53,111 |
| TOTAL EXEMPTION VALUE | HX HB | 28,111 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 190,940 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,544 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH003020 | MH MOVE-ON | 0 | 03/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0603/1124 | 8/03/1990 | WD | Q | V | | 23,800 |

GRANTOR: JONSON SAMUEL & K E

GRANTEE: PETREE WM & MYRNA W

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W48 UOP=[YR=2012] W12 S36 E48 N12 W36 N24$ S24 E48 N24 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 20.10 | 20.10 | 100 | 1991 | 1991 | 3 | 20 | 482 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 36 | 31 | 1,116.00 | SF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 20 | 4,464 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 20.10 | 20.10 | 100 | 1992 | 1992 | 3 | 20 | 772 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 84 | 2,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,658

| 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 | 005000 | C | RURAL HOME | 100 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 9.88 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,877 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 2.30 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 1,276 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 12.18 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 97,440 | | | | | | | |

REVIEW DATE 06/15/2020 BY TWA Total Acres: 13.18 Total Land Value: 33,153 Market: 97,440 Agricultural: 3,153 Common: 30,000 PRINTED 08/06/2024 BY SYS