IN OR 509 PG 685
R334324 & R334325

SCHEIBE FRED A & NANCY K
18360 SHY BEE PLACE
HILLIARD, FL 32046

2024

47-4N-23-0000-0001-0010

BUILDING CHARACTERISTICS

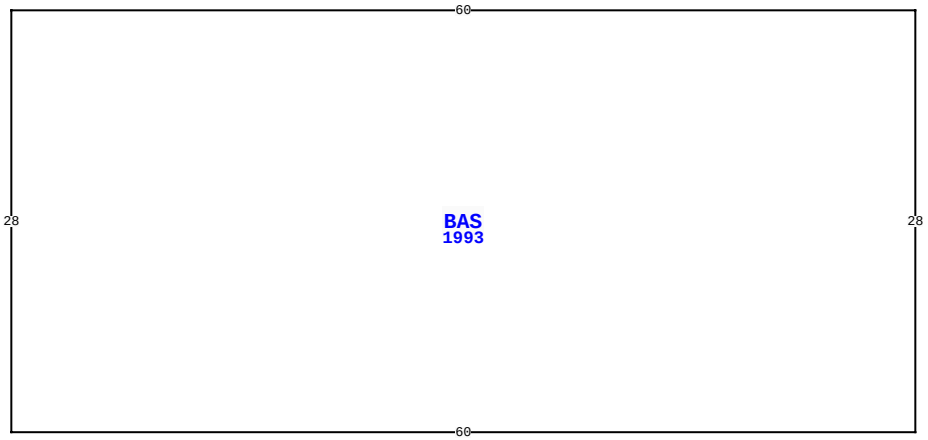
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	43,641
TOTALS	1,680		1,680	43,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	123.7000	86.59	145,471	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



18360 SHY BEE PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,641
TOTAL MARKET OB/XF VALUE		8,555
TOTAL LAND VALUE - MARKET		207,530
TOTAL MARKET VALUE		259,726
SOH/AGL Deduction		199,456
ASSESSED VALUE		60,270
TOTAL EXEMPTION VALUE	HX HB	35,270
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		259,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7008	MH MOVE-ON	34,000	10/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0509/0685	1/29/1987	WD	U	V		40,000
GRANTOR: THIGPEN MILTON & L J						
GRANTEE: SCHEIBE FRED & NANC						
0506/1206	12/30/1986	WD	U	V		40,000
GRANTOR: THIGPEN MILTON G						
GRANTEE: SCHEIBE FRED A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28$.

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
2	0751	UOP	0	100	8	22	176.00	SF	10.00	10.00	100	1988	1988	3	20	352	
3	0940	SHEDS/PORT	0	100	8	40	320.00	SF	13.20	13.20	100	1970	1970	3	20	845	
4	0751	UOP	0	100	8	25	200.00	SF	10.00	10.00	100	1988	1988	3	20	400	
5	0510	GARAGE WD-	0	100	0	0	1,000.00	SF	24.85	24.85	100	2000	2000	3	28	6,958	

LAND DESCRIPTION

TOTAL OB/XF 8,555

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	2.25	30,000.00	67,500.00	67,500							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.37	AC		1.00	1.00	1.00	19,000.00	19,000.00	140,030							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 8.37 Total Land Value: 207,530 Market: 0 Agricultural: 0 Common: 207,530 PRINTED 08/06/2024 BY SYS