IN OR 2407/446

**BURT ANDREW B SR & TAMMY KAY**
18354 CRITTER CORNER
HILLIARD, FL 32046

**2024**

**47-4N-23-0000-0001-0050**

## BUILDING CHARACTERISTICS

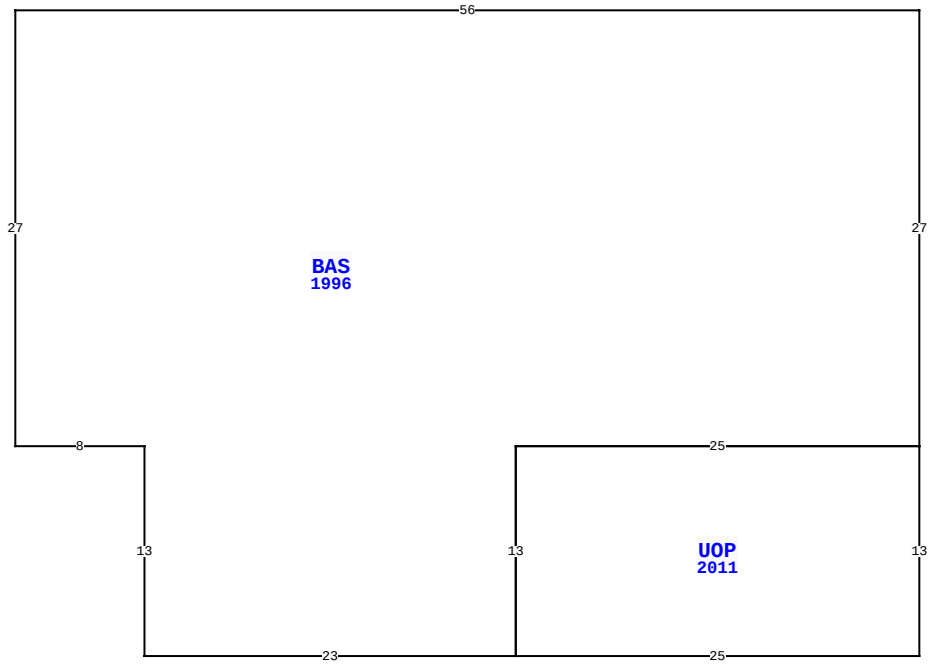
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,811 | 100 | 1,811 | 82,017 |
| UOP | 325 | 25 | 81 | 3,668 |
| TOTALS | 2,136 | | 1,892 | 85,685 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,892 | 125.8000 | 94.35 | 178,510 | 1996 | 2001 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1811 HX Base Yr 2021




18354 CRITTER CORNER, 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 | | 85,685 |
| TOTAL MARKET OB/XF VALUE | | 2,765 |
| TOTAL LAND VALUE - MARKET | | 204,110 |
| TOTAL MARKET VALUE | | 292,560 |
| SOH/AGL Deduction | | 94,983 |
| ASSESSED VALUE | | 197,577 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 147,577 |
| TOTAL JUST VALUE | | 292,560 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 290,215 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961498 | MH MOVE-ON | 0 | 01/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/0446 | 10/29/2020 | WD | Q | I | 01 | 215,000 |
| GRANTOR: HOYT JAMES M L/E | | | | | | |
| GRANTEE: BURT ANDREW B SR & | | | | | | |
| 2362/0896 | 5/06/2020 | QC | U | I | 11 | 100 |
| GRANTOR: HOYT JAMES M | | | | | | |
| GRANTEE: MCNEESE JOSHUA T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E8 S13 E23 UOP=[YR=2011] E25 N13 W25 S13$ N13 E25 N27 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 79 | 2,765 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,765

| 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 | 7.19 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 136,610 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 8.19 Total Land Value: 204,110 Market: 0 Agricultural: 0 Common: 204,110 PRINTED 08/06/2024 BY SYS