IN OR 2670/611

BRANNEN MICHAEL W/BRANNEN SETH M
3371 SMITH ROAD
HILLIARD, FL 32046

2025

03-2N-23-0000-0005-0160

BUILDING CHARACTERISTICS

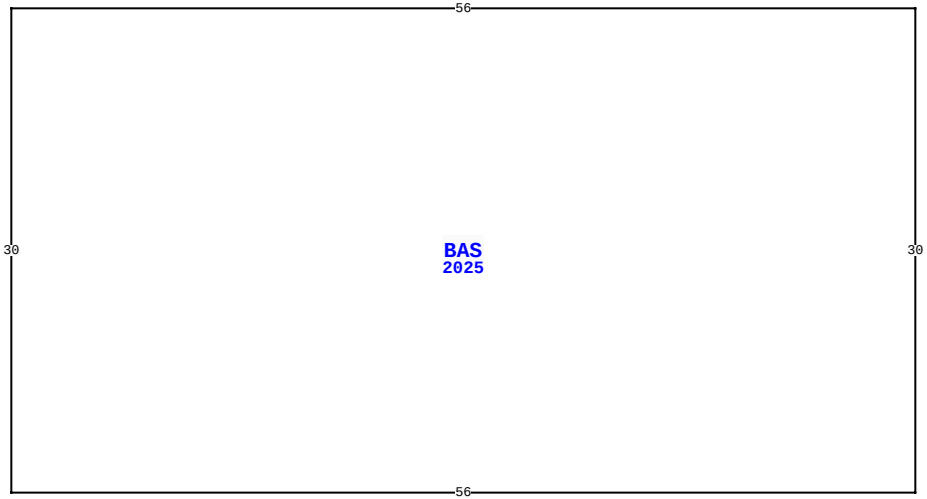
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2025	1,680	164,840
TOTALS	1,680			1,680	164,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	116.6000	99.11	166,505	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2025 Heated Area: 1680 HX Base Yr



3225 SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	164,840
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	209,840
SOH/AGL Deduction	10,800
ASSESSED VALUE	199,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,040
TOTAL JUST VALUE	209,840
NCON VALUE	164,840
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001677	REPLACEMENT MANUF	0	02/12/2024
MH230014930		0	11/20/2023
C135502	CO ISSUED	0	10/23/2013
C135502	CO ISSUED	0	10/23/2013
MH135502	MH MOVE-ON	0	09/01/2013
M1318766	H/AC	0	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/611	9/14/2023	WD	U	I	11	100
GRANTOR: REID DALLAS S						
GRANTEE: BRANNEN MICHAEL W						
2165/1003	12/20/2017	WD	U	I	11	100
GRANTOR: BRANNEN MICHAEL WOODR						
GRANTEE: REID DALLAS S & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] E56 S30 W56 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/05/2024 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS