PT GOVT LOTS 7 & 11 OF
SEC 4-1N-23E IN OR 2226/1799
(EX PT IN OR 638/1002,

STEWART MICHAEL RAY
2660 SR 2
HILLIARD, FL 32046

2025

04-1N-23-0000-0003-0010

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 70
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

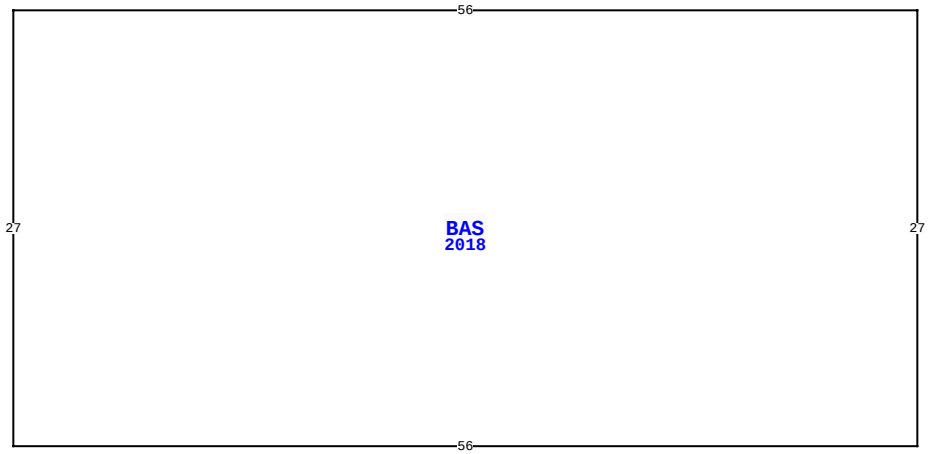
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2018	1,512	148,613
TOTALS	1,512			1,512	148,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.4800	109.21	165,126	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



2660 SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,613
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		274,613
SOH/AGL Deduction		118,642
ASSESSED VALUE		155,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,249
TOTAL JUST VALUE		274,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000305	CO ISSUED	0	01/11/2019
18011765	MH MOVE-ON	0	11/29/2018
MH003354	MH MOVE-ON	0	12/01/2000
B951910	NEW CONSTR	75,938	05/01/1995
MHU95818	MH MOVE-ON	0	03/03/1995
MH94625	MH MOVE-ON	674	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/1799	9/27/2018	WD	Q	I	01	71,000
GRANTOR: MCCLELLAN DARRELL						
GRANTEE: STEWART MICHAEL RAY						
2023/1242	1/08/2016	QC	U	I	11	100
GRANTOR: DURHAM DOROTHY						
GRANTEE: MCCLELLAN DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S27 E56 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

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	100	0004	OR	0.00	0.00	4.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	126,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 4.20 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS