PT GOVT LOTS 7 & 8 OF
SEC 4-1N-23E IN OR 2630/418
(EX UTIL ESMT IN OR 1477/1343)

GOODROE SHANE & SHELBY
2550 SR 2
HILLIARD, FL 32046

2025

04-1N-23-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

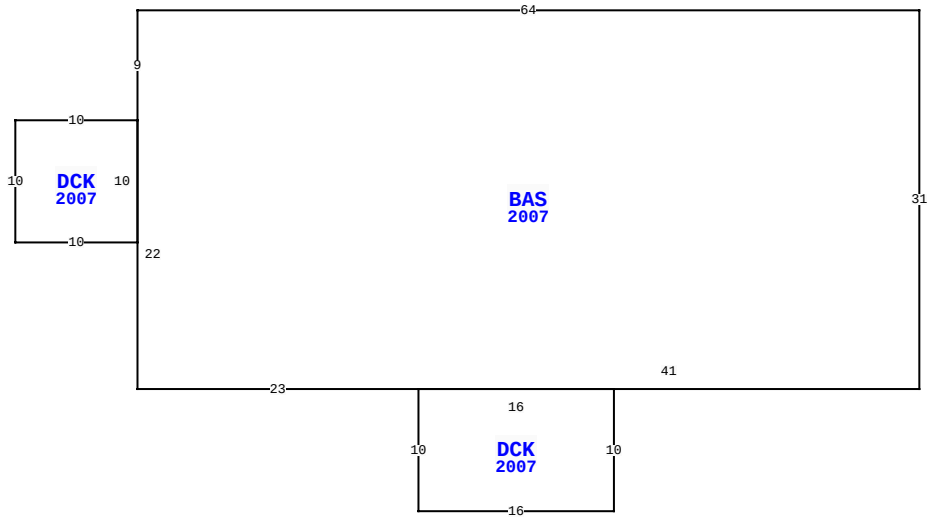
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,984	100	2007	1,984	129,228
DCK	100	15	2007	15	977
DCK	160	15	2007	24	1,563
TOTALS	2,244			2,023	131,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,023	147.3600	125.26	253,401	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 1984 HX Base Yr 2024



2550 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		131,769
TOTAL MARKET OB/XF VALUE		4,296
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		233,565
SOH/AGL Deduction		6,903
ASSESSED VALUE		226,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,940
TOTAL JUST VALUE		233,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4899	CO ISSUED	0	02/01/2007
E18736	ELEC OTHER	0	02/01/2007
M12450	TANKS/BLRS	0	02/01/2007
P12121	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/418	3/14/2023	AD	U	I	21	25,200
GRANTOR: RYALS LINDA						
GRANTEE: GOODROE SHANE & SHE						
2107/1883	9/17/2014	AD	U	I	11	100
GRANTOR: MCCLELLAN JASON						
GRANTEE: RYALS LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64S9DCK=[YR=2007] W10S10E10
N10$S22E23DCK=[YR=2007] S10E16N10W16 $E41N31$.

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	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2007	2007	3	87	2,873	
2	0940	SHEDS/PORT	0	100	0	0	288.00	SF	18.30	18.30	100	2007	2007	3	27	1,423	

LAND DESCRIPTION

TOTAL OB/XF 4,296

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS