IN OR 691/1512 & 1791
R568243 & R568244

MALLARD BRENDA
2387 STATE ROAD 2
HILLIARD, FL 32046

2025

04-1N-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

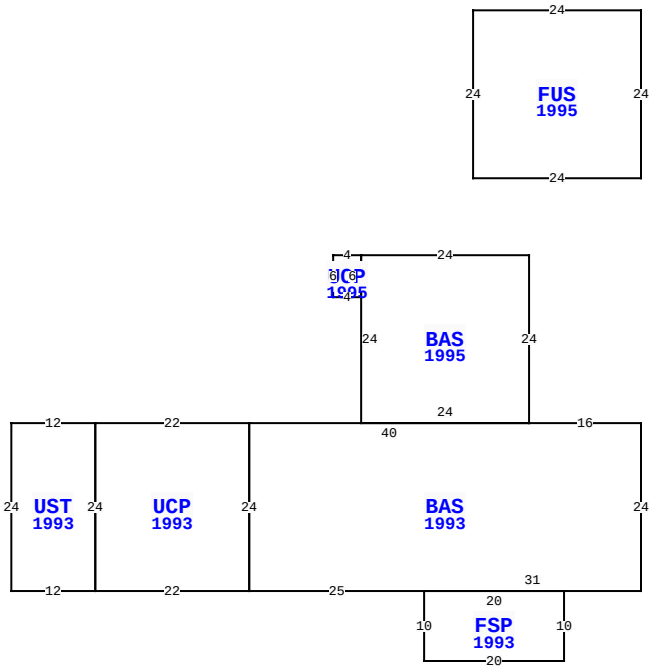
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,344	100	1993	1,344	37,675
BAS	576	100	1995	576	16,146
FSP	200	60	1993	120	3,364
FUS	576	100	1995	576	16,146
UCP	528	20	1993	106	2,972
UOP	24	25	1995	6	168
UST	288	55	1993	158	4,429
TOTALS	3,536			2,886	80,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,886	116.8000	93.44	269,668	1980	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2496 HX Base Yr 1994



2387 SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		80,900
TOTAL MARKET OB/XF VALUE		9,576
TOTAL LAND VALUE - MARKET		87,150
TOTAL MARKET VALUE		177,626
SOH/AGL Deduction		104,738
ASSESSED VALUE		72,888
TOTAL EXEMPTION VALUE	HX HB	47,888
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		177,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014619	CARPORT	22,302	09/26/2022
B24484	CARPORT	12,187	03/01/2011
E941434	NEW CONSTR	0	12/01/1994
93692	REMODEL	29,800	01/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/1791	11/08/1993	WD	U	V	10	100
GRANTOR: TANNER IRIS & J O						
GRANTEE: MALLARD BRENDA						
0691/1512	11/04/1993	WD	Q	V	01	100
GRANTOR: BRADDOCK IRIS						
GRANTEE: MALLARD BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[YR=1993;ORIG=0,0] W16 W40 S24 E25 E31 N24 $
BAS=[YR=1995;ORIG=-16,0] N24 W24 S24 E24 $
FUS=[YR=1995;ORIG=0,-35] N24 W24 S24 E24 $
UCP=[YR=1993;ORIG=-56,0] W22 S24 E22 N24 $
UST=[YR=1993;ORIG=-78,0] W12 S24 E12 N24 $
FSP=[YR=1993;ORIG=-31,24] S10 E20 N10 W20 $
UOP=[YR=1995;ORIG=-40,-24] W4 S6 E4 N6 $
PTR=[ORIG=0,0] N35 S35 $
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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	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2024	2023		97	6,984	
2	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2024	2011		45	2,592	

LAND DESCRIPTION

TOTAL OB/XF 9,576

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	2.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,150							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 07/30/2025 BY SYS