

PT OR GOVT LOTS 9 & 10
IN OR 1488/1932
2007 FLEET DW/MH

CURTIS RACHELLE & JOSHUA/
2299 TOM CRAWFORD RD
HILLIARD, FL 32046

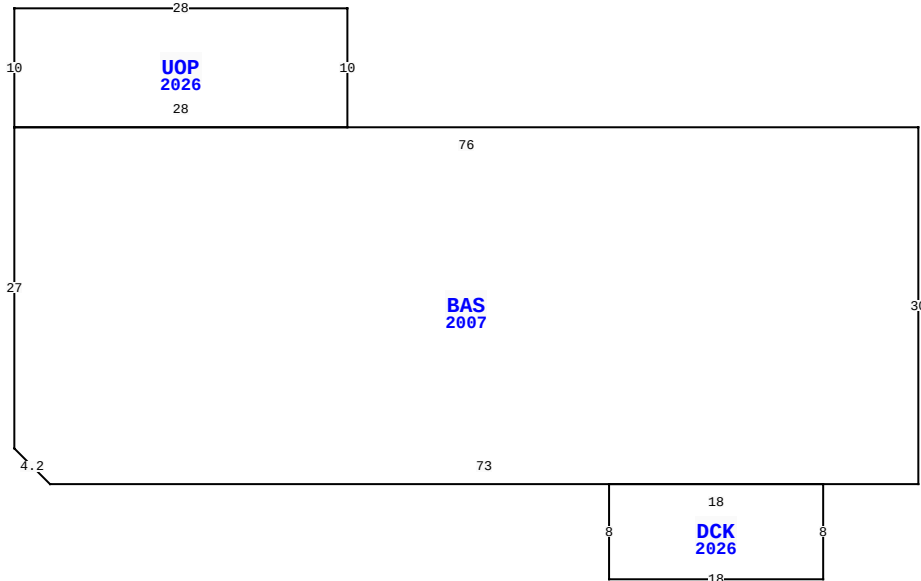
2025

04-1N-23-0000-0005-0220



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		30	VINYL 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 80		
Interior Floor		08	SHT VINYL 20		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
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	2,276	100	2007	2,276	144,654
DCK	144	15	2026	22	1,398
UOP	280	25	2026	70	4,449
TOTALS	2,700			2,368	150,501

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,368	128.9200	109.58	259,485	2007	2007	0	0	42.00	58.00
1 M/H 94+ - 100% - 2010 Heated Area: 2276 HX Base Yr 2010											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
STANDARD											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										150,501	
TOTAL MARKET OB/XF VALUE										3,150	
TOTAL LAND VALUE - MARKET										204,945	
TOTAL MARKET VALUE										358,596	
SOH/AGL Deduction										210,664	
ASSESSED VALUE										147,932	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										97,210	
TOTAL JUST VALUE										358,596	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										334,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5001	CO ISSUED	0	09/01/2007
MH5001	MH MOVE-ON	0	09/01/2007
P12736	OTHER	0	09/01/2007
E19863	ELEC OTHER	0	08/01/2007
M13181	MECH OTHER	0	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1488/1932	3/29/2007	WD	Q	V		140,000	
GRANTOR: MIXON JAMES C							
GRANTEE: CURTIS RACHELLE & J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007;ORIG=0,0] W76 S27 D3R3 E73 N30 \$									
DCK=[YR=2026;ORIG=-26,30] E18 S8 W18 N8 \$									
UOP=[YR=2026;ORIG=-76,-10] E28 S10 W28 N10 \$									

EXTRA FEATURES										2299 TOM CRAWFORD RD, HILLIARD				INC DATE				AG DATE			
L N	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	2007	2007	3	90	3,150					
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