PT OF FRAC SEC 4-2N-23E
IN OR 2409/1670

RAULERSON NATASHA
2199 ADDISON LANE
HILLIARD, FL 32046

2025

04-2N-23-0000-0002-0030

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

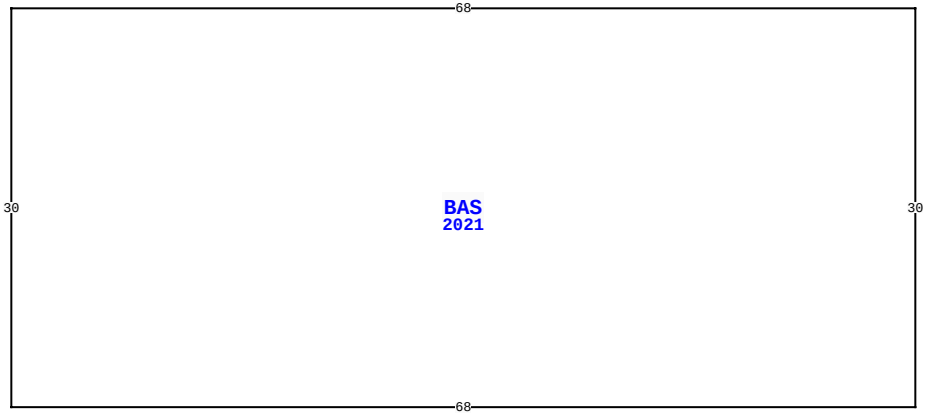
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2021	2,040	234,943
TOTALS	2,040			2,040	234,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	139.6800	118.73	242,209	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



2199 ADDISON LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,943
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		115,200
TOTAL MARKET VALUE		350,143
SOH/AGL Deduction		117,887
ASSESSED VALUE		232,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,534
TOTAL JUST VALUE		350,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005834	CO ISSUED	0	05/07/2021
21001877	MH MOVE-ON	0	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1670	11/19/2020	QC	U	V	11	100

GRANTOR: SIKES BERTA LOU

GRANTEE: RAULERSON NATASHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S30 E68 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	100		OR	0.00	0.00	3.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,200							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 3.84 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 07/30/2025 BY SYS