PT OF N615 FT OF W2078.52 FT
OF S1/2 IN OR 1995/1000
2001 FLEET DW/MH

TAYLOR ASHLEY DIANNE
29916 PO RD
HILLIARD, FL 32046

2025

04-3N-23-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

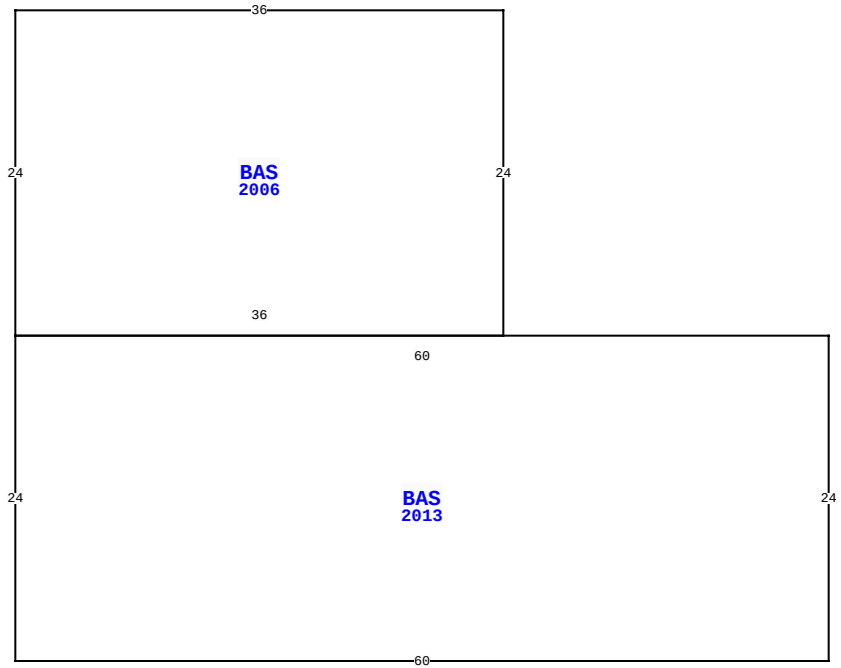
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	864	100	2006	864	38,445
BAS	1,440	100	2013	1,440	64,074
TOTALS	2,304			2,304	102,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,304	113.8000	96.73	222,866	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2007 Heated Area: 2304 HX Base Yr 2007



29916 PO RD, HILLIARD

BLD DATE	03/13/2007 JH	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,518
TOTAL MARKET OB/XF VALUE		1,040
TOTAL LAND VALUE - MARKET		111,000
TOTAL MARKET VALUE		214,558
SOH/AGL Deduction		124,329
ASSESSED VALUE		90,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,507
TOTAL JUST VALUE		214,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4741	MH MOVE-ON	0	04/26/2006
E16807	ELEC OTHER	0	02/01/2006
M11115	TANKS/BLRS	0	02/01/2006
P10790	OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1000	7/29/2015	QC	U	I	11	100
GRANTOR: TAYLOR BRIAN D & ASHL						
GRANTEE: TAYLOR ASHLEY DIANN						
1414/0084	5/22/2006	WD	U	V	07	100
GRANTOR: GUYNN FLOYD RANDALL						
GRANTEE: TAYLOR BRIAN D & AH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W36 S24 BAS=[YR=2013] S24 E60 N24 W60 $ E36 N24 $.

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	0940	SHEDS/PORT	0	100	17	17	289.00	SF	15.00	15.00	100	2006	2006	3	24	1,040	

LAND DESCRIPTION

TOTAL OB/XF 1,040

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	0007	OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,000							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 3.70 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS