PT OF LOTS 2 & 3
IN OR 1085/66
R673420 & R673421

LEGG HAROLD L JR
23470 FAMILY LANE
HILLIARD, FL 32046

2025

05-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

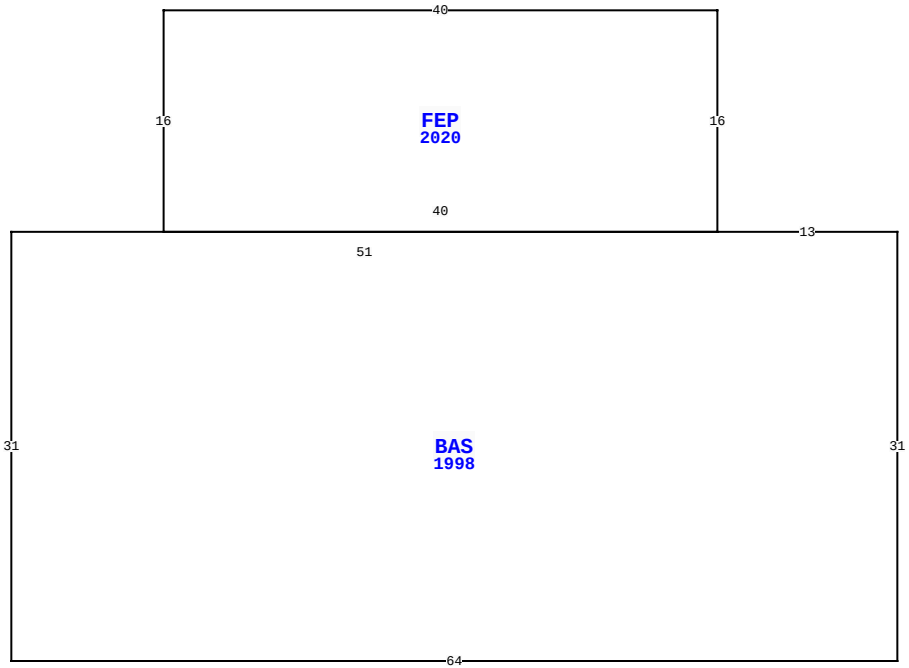
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,984	100	1998	1,984	82,836
FEP	640	85	2020	544	22,713
TOTALS	2,624			2,528	105,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,528	122.8000	104.38	263,873	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 2528 HX Base Yr 1999



23470 FAMILY LN, 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		105,549
TOTAL MARKET OB/XF VALUE		23,422
TOTAL LAND VALUE - MARKET		190,125
TOTAL MARKET VALUE		319,096
SOH/AGL Deduction		192,799
ASSESSED VALUE		126,297
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,575
TOTAL JUST VALUE		319,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009547	CARPORT	39,412	10/12/2020
B973949	NEW CONSTR	79,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1085/0066	10/04/2002	QC	Q	I	01	100
GRANTOR: LEGG ERIN L						
GRANTEE: LEGG HAROLD L JR						
0832/0062	4/30/1998	QC	Q	V	06	100
GRANTOR: LEGG PATRICIA A						
GRANTEE: LEGG HAROLD JR & ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 FEP=[YR=2020] N16 W40 S16 E40$ W51 S31 E64 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2005	2005	3	22	1,056	
3	0753	UEP	0	100	38	12	456.00	SF	22.00	22.00	100	2015	2015	3	75	7,524	
4	0350	CARPORT WD	0	100	48	34	1,632.00	SF	8.58	8.58	100	2020	2020	3	86	12,042	

LAND DESCRIPTION

TOTAL OB/XF 23,422

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	6.50	AC		1.00	1.00	1.50	19,500.00	29,250.00	190,125							

REVIEW DATE 03/11/2021 BY TW Total Acres: 6.50 Total Land Value: 190,125 Market: 0 Agricultural: 0 Common: 190,125 PRINTED 07/30/2025 BY SYS