PT NE1/4 OF NE1/4 OF
SEC 5-3N-24E IN OR 1527/927
(EX PT IN OR 2151/272)

HINSON MARVIN O JR
37250 POWER DR
HILLIARD, FL 32046

2025

05-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

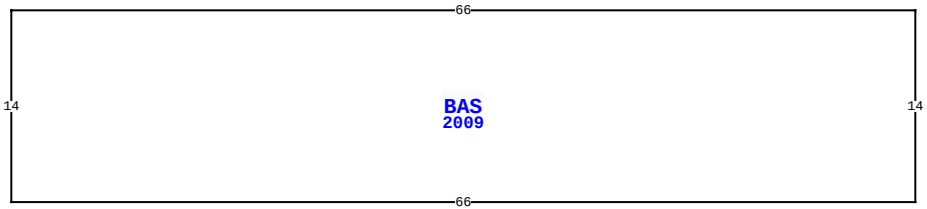
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2009	924	27,942
TOTALS	924			924	27,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	126.0000	100.80	93,139	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 924 HX Base Yr 2008



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,942
TOTAL MARKET OB/XF VALUE		1,510
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		119,452
SOH/AGL Deduction		69,604
ASSESSED VALUE		49,848
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,848
TOTAL JUST VALUE		119,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5235	CO ISSUED	0	04/06/2010
MH5235	MH MOVE-ON	0	11/01/2009
P14030	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/0927	9/27/2007	QC	Q	V	01	56,000
GRANTOR: HINSON CAROLINE						
GRANTEE: HINSON MARVIN O JR						
0731/1030	6/13/1995	WD	Q	V		16,600
GRANTOR: DAVIS JULIUS TRUSTEE						
GRANTEE: HINSON MARVIN & CAR						

37250 POWER DR, HILLIARD

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

BUILDING NOTES

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	20	12	240.00	SF	13.20	13.20	100	2004	2004	3	21	665	
2	0751	UOP	0	100	24	8	192.00	SF	10.00	10.00	100	2007	2007	3	44	845	

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,510

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS