PT OF N1/2 OF NE1/4
IN OR 1860/1641 & OR 1929/1292
2002 REGE-DW

WENZEL AMANDA ASHTON
PO BOX 248
HILLIARD, FL 32046

**2025**

**05-3N-24-0000-0003-0010**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

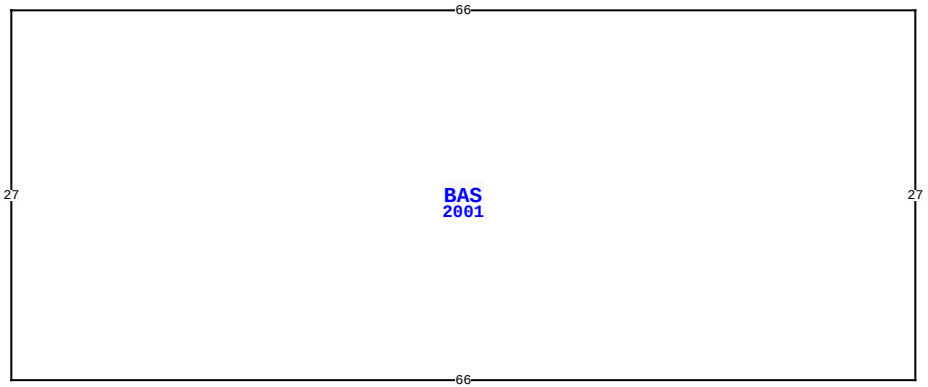
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,782 | 100 | 2001 | 1,782 | 104,163 |
| TOTALS | 1,782 | | | 1,782 | 104,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,782 | 122.8000 | 104.38 | 186,005 | 2001 | 2006 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2014 Heated Area: 1782 HX Base Yr 2014




2775 LIGHTNING WAY, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,163 |
| TOTAL MARKET OB/XF VALUE | | 2,940 |
| TOTAL LAND VALUE - MARKET | | 67,500 |
| TOTAL MARKET VALUE | | 174,603 |
| SOH/AGL Deduction | | 112,031 |
| ASSESSED VALUE | | 62,572 |
| TOTAL EXEMPTION VALUE | HX HB | 37,572 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 174,603 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 143,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1929/1292 | 7/27/2014 | QC | U | I | 11 | 100 |
| GRANTOR: JUST WILLIAM G | | | | | | |
| GRANTEE: JUST AMANDA A | | | | | | |
| 1860/1641 | 6/03/2013 | WD | Q | I | 02 | 18,000 |
| GRANTOR: GREEN TREE SERVICING | | | | | | |
| GRANTEE: JUST WILLIAM G & AM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W66 S27 E66 N27$ .

## 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 | 2001 | 2001 | 3 | 84 | 2,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,940

| 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 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 67,500 | | | | | | | |

REVIEW DATE 04/14/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS