IN OR 1121/817
2006 CMHM DW/MH
UTIL ESMT IN OR 2455-162

DAVIS DAVID & SIGLINDA
2717 TOGGLE TRAIL
HILLIARD, FL 32046

2025

05-3N-24-0000-0008-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

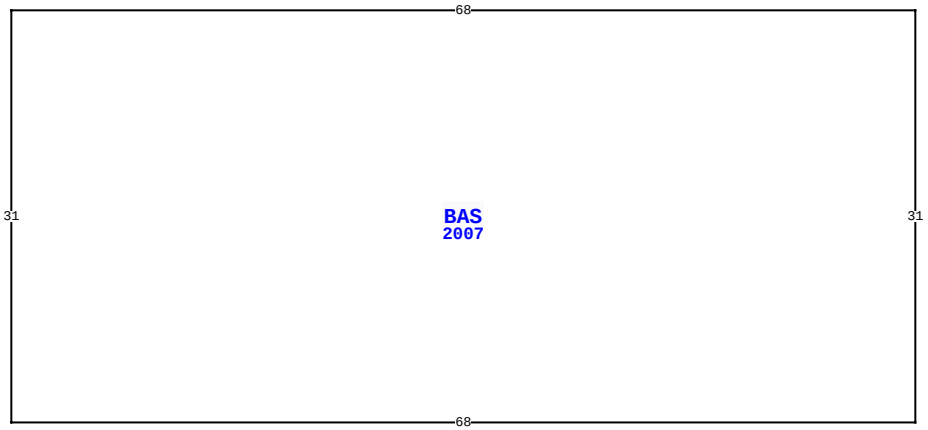
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2007	2,108	117,198
TOTALS	2,108			2,108	117,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	116.8000	99.28	209,282	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2003 Heated Area: 2108 HX Base Yr 2003



2717 TOGGLE TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,198
TOTAL MARKET OB/XF VALUE		3,428
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		208,126
SOH/AGL Deduction		93,788
ASSESSED VALUE		114,338
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,616
TOTAL JUST VALUE		208,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4966	CO ISSUED	0	07/01/2007
MH4966	MH MOVE-ON	0	07/01/2007
P12540	OTHER	0	07/01/2007
M13045	MECH OTHER	0	06/01/2007
MH982450	MH MOVE-ON	0	11/01/1998
E974287	CHNGE SRVC	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1121/0817	3/14/2003	WD	U	I	07	100
GRANTOR: FORBIS WILLIAM E JR						
GRANTEE: DAVIS DAVID & SIGLI						
0959/0345	11/21/2000	WD	Q	I	06	100
GRANTOR: FORBIS WILLIAM E JR						
GRANTEE: DAVIS DAVID & SIGLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1980	1980	3	30	1,248	
2	0749	M/H STORG	0	100	60	24	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	20	400	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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	0004	CG	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS