BLK 105 S1/2 OF LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

DAYSPRING GARDENS LLC
P O BOX 1080
HILLIARD, FL 32046

2025

08-3N-24-2380-0105-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

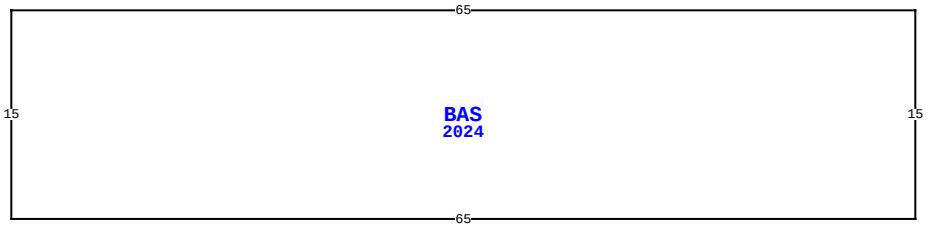
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	2024	975	93,697
TOTALS	975			975	93,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	975	114.2000	97.07	94,643	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 975 HX Base Yr



MISSOURI ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,697
TOTAL MARKET OB/XF VALUE	5,900
TOTAL LAND VALUE - MARKET	20,312
TOTAL MARKET VALUE	119,909
SOH/AGL Deduction	1,853
ASSESSED VALUE	118,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,056
TOTAL JUST VALUE	119,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230175	CO ISSUED		09/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1838	12/22/2023	QC	U	I	11	100
GRANTOR: DAYSPRING HEALTH LLC						
GRANTEE: DAYSPRING GARDENS L						
2598/1033	10/20/2022	WD	U	V	37	28,500
GRANTOR: REED JEFFREY S & MARI						
GRANTEE: DAYSPRING HEALTH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,30] S15 E65 N15 W65 $
.

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	0812	CONCRETE C	0	0	0	0	1,475.00	SF	4.00	4.00	100	2024	2023		100	5,900	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	0	0006	RM-4	62.00	150.00	62.50	FF		1.00	1.00	1.00	325.00	325.00	20,312							

REVIEW DATE 10/03/2023 BY WW Total Acres: 0.00 Total Land Value: 20,312 Market: 0 Agricultural: 0 Common: 20,312 PRINTED 07/30/2025 BY SYS