BLOCK 136 LOTS 7 THRU 12
IN OR 1738/1029
R497997 & R497998

GUYNN CLARA EST
PO BOX 777
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0136-0070**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

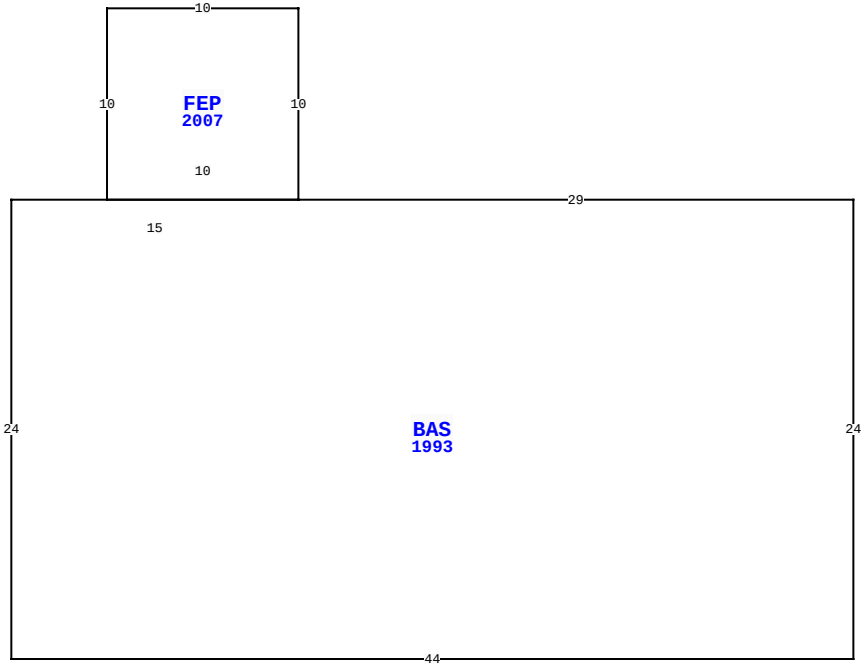
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | 1993 | 1,056 | 31,832 |
| FEP | 100 | 85 | 2007 | 85 | 2,562 |
| TOTALS | 1,156 | | | 1,141 | 34,394 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,141 | 125.6000 | 100.48 | 114,648 | 1991 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1141 HX Base Yr




27299 W FOURTH AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 34,394 |
| TOTAL MARKET OB/XF VALUE | 983 |
| TOTAL LAND VALUE - MARKET | 52,500 |
| TOTAL MARKET VALUE | 87,877 |
| SOH/AGL Deduction | 16,039 |
| ASSESSED VALUE | 71,838 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 71,838 |
| TOTAL JUST VALUE | 87,877 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,218 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0804044 | REPAIR/RRF | 400 | 04/21/2008 |
| 0605082 | OTHER | 900 | 05/05/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1738/1029 | 5/11/2011 | WD | Q | I | 02 | 75,000 |
| GRANTOR: GREENSTEIN EDWARD A & | | | | | | |
| GRANTEE: GUYNN CLARA | | | | | | |
| 0974/0230 | 3/08/2001 | WD | Q | I | | 50,800 |
| GRANTOR: NOBLES RAYMOND A & SO | | | | | | |
| GRANTEE: GREENSTEIN EDWARD & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2007] N10 W10 S10 E10$ W15 S24 E44 N24$.

## 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 | 0756 | FEP | 0 | 0 | 13 | 8 | 104.00 | SF | 27.00 | 27.00 | 100 | 2009 | 2009 | 3 | 35 | 983 | |

## LAND DESCRIPTION

TOTAL OB/XF 983

| 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 | R-2 | 25.00 | 125.00 | 25.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 8,750 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0006 | R-2 | 125.00 | 125.00 | 125.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 43,750 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS