IN OR 246/17 RP 2463
EX 15-21 15-31 15-32 & 15-33
ESMT OR 577/595

MIDDLETON VONNIE A
22555 LORI LANE
HILLIARD, FL 32046-5045

2025

10-2N-23-0000-0015-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

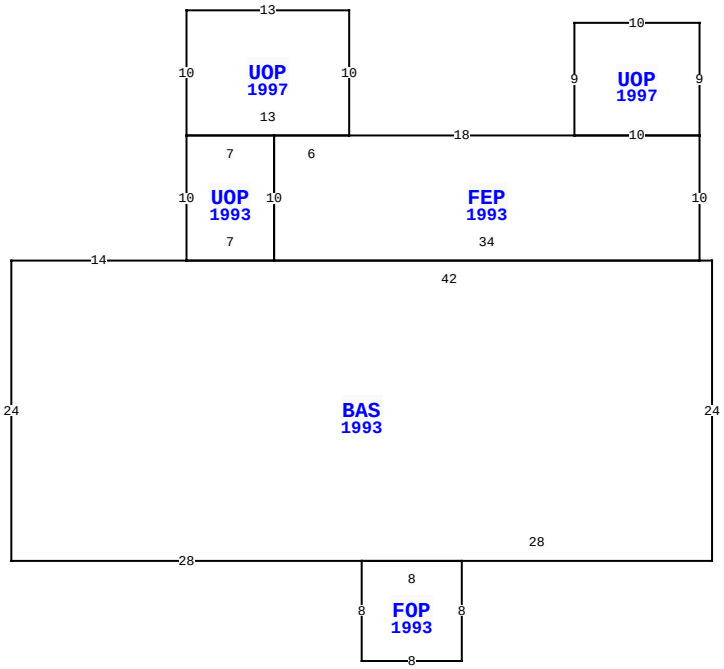
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,344	100	1993	1,344	40,062
FEP	340	85	1993	289	8,615
FOP	64	30	1993	19	566
UOP	70	25	1993	18	536
UOP	90	25	1997	22	656
UOP	130	25	1997	32	954
TOTALS	2,038			1,724	51,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,724	124.2000	99.36	171,297	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1979 Heated Area: 1633 HX Base Yr 1979



22555 LORI LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,389
TOTAL MARKET OB/XF VALUE		20,531
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		121,420
SOH/AGL Deduction		71,449
ASSESSED VALUE		49,971
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		19,971
TOTAL JUST VALUE		121,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8957	MH MOVE-ON	12,000	07/15/1992
7108	XFOB	13,056	03/22/1991
7911	MH MOVE-ON	29,000	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0246/0017	8/01/1977	WD	U	V		21,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W10 S9 FEP=[YR=1993] W18 UOP=[YR=1997] N10 W13 S10 UOP=[YR=1993] S10 BAS=[YR=1993] W14 S24 E28 FOP=[YR=1993] S8 E8 N8 W8$ E28 N24 W42$ E7 N10 W7$ E13$ W6 S10 E34 N10 W10$ E10 N9$.

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	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	100	1992	1992	3	62	19,046	
2	0810	CONCRETE A	0	100	0	0	287.00	SF	6.50	6.50	100	1995	1995	3	68	1,269	
3	1242	WD DECK A	0	100	9	12	108.00	SF	10.00	10.00	100	1995	1995	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 20,531

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		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS