LOT 16
IN OR 1790/1383
2003 FTWD DW/MH

MOORE MARK MICHAEL & MARY KNIGHT
37166 LEE STREET
HILLIARD, FL 32046

2025

11-2N-24-1641-0016-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

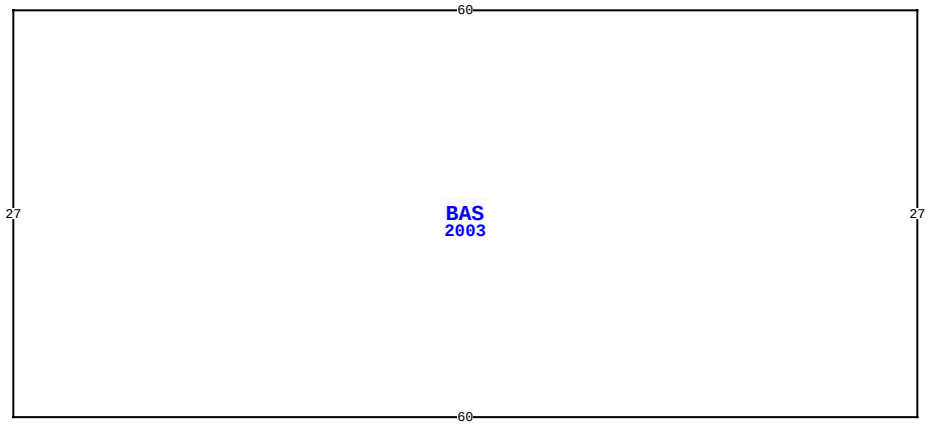
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2003	1,620	88,460
TOTALS	1,620			1,620	88,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	109.21	176,920	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



35120 DUCKPOND CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	96,278
TOTAL MARKET OB/XF VALUE	8,871
TOTAL LAND VALUE - MARKET	60,300
TOTAL MARKET VALUE	165,449
SOH/AGL Deduction	28,170
ASSESSED VALUE	137,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,279
TOTAL JUST VALUE	165,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428474	ADDITION	22,940	03/01/2014
E0310722	NEW CONSTR	0	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1383	4/20/2012	WD	U	I	12	45,000
GRANTOR: ROUNTREE KENNETH W &						
GRANTEE: MOORE MARK MICHAEL						
1346/1949	9/02/2005	QC	Q	I	01	48,400
GRANTOR: ROUNTREE KENNETH W						
GRANTEE: ROUNTREE KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 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	0812	CONCRETE C	0	0	0	0	1,396.00	SF	4.00	4.00	100	2003	2003	3	82	4,579	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0810	CONCRETE A	0	0	0	0	212.00	SF	6.50	6.50	100	2013	2013	3	93	1,282	

LAND DESCRIPTION

TOTAL OB/XF 8,871

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	OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,300							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.34 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

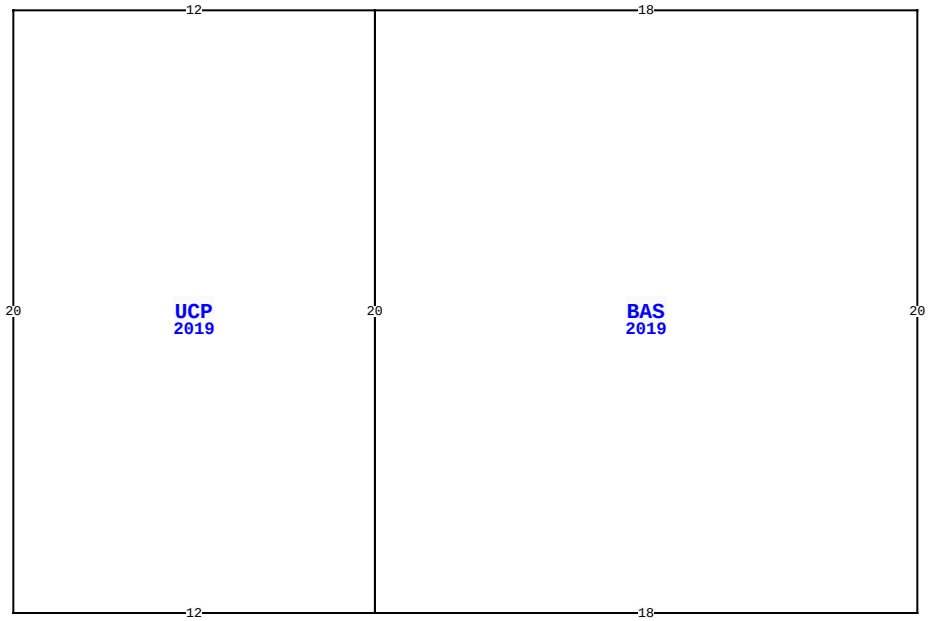
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2019	360	6,898
UCP	240	20	2019	48	919
TOTALS	600			408	7,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	408	58.1900	21.53	8,784	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 0% - 0 Heated Area: 360 HX Base Yr



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GRANTOR: ROUNTREE KENNETH W						
GRANTEE: ROUNTREE KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 UCP=[YR=2019] W12 S20 E12 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.34 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 07/30/2025 BY SYS