PT OF LOT 2 (S-1)
IN OR 1976/1399
2007 KING DWMH

WILDES LARRY J
28170 QUICK FOX FUN
HILLIARD, FL 32046

2025

14-4N-23-0190-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

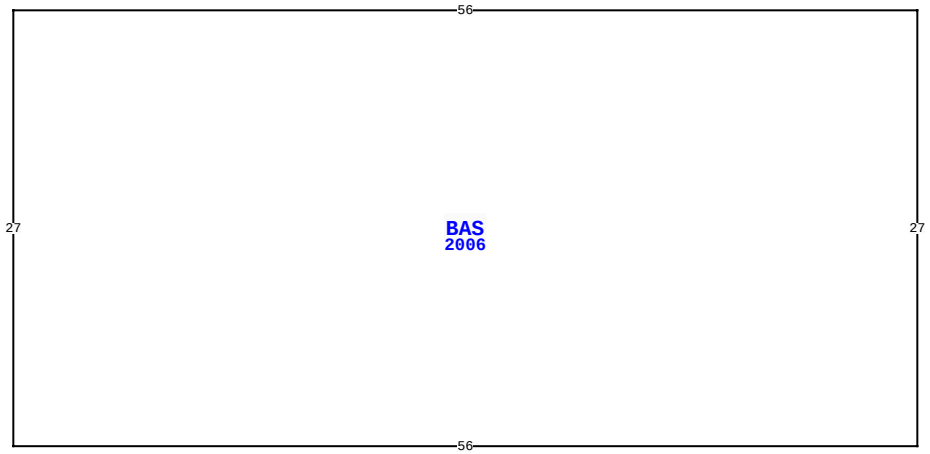
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,512	100	2006	1,512	84,494
TOTALS	1,512			1,512	84,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.4000	99.79	150,882	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



28170 RUSTIC WOODS TRL, HILLIARD

BLD DATE	03/07/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	84,494
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	155,109
SOH/AGL Deduction	28,986
ASSESSED VALUE	126,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,123
TOTAL JUST VALUE	155,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4833	MH MOVE-ON	0	10/05/2006
M11982	MECH OTHER	0	08/01/2006
P11503	OTHER	0	08/01/2006
E17745	ELEC OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/1399	4/22/2015	SW	U	I	12	38,000
GRANTOR: US BANK TRUST N A TRU						
GRANTEE: WILDES LARRY J						
1939/1279	9/24/2014	QC	U	I	11	100
GRANTOR: QUEEN'S PARK OVAL ASS						
GRANTEE: US BANK TRUST NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56S27E56N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS