PT SEC 19 IN OR 2551/1330

HILAMAN KEVIN DOUGLAS
6441 CR 119
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0120

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

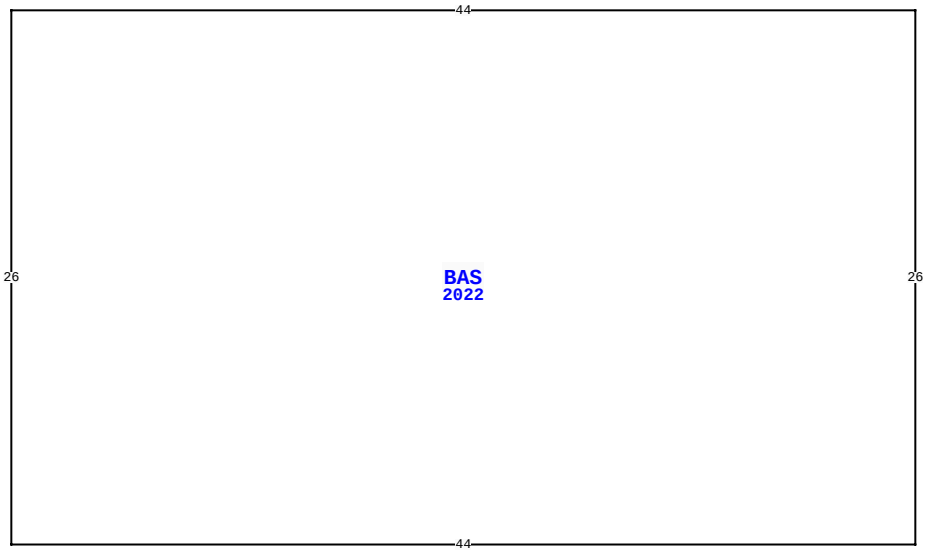
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2022	1,144	111,114
TOTALS	1,144			1,144	111,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.6000	99.11	113,382	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2023 Heated Area: 1144 HX Base Yr 2023



6441 CR 119, BRYCEVILLE

BLD DATE	02/07/2008 JH	LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,114
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		186,714
SOH/AGL Deduction		35,323
ASSESSED VALUE		151,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,669
TOTAL JUST VALUE		186,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008424	CO ISSUED	0	06/01/2022
22007058	MH MOVE-ON	0	05/06/2022
P12370	OTHER	0	05/01/2007
C074934	CO ISSUED	0	01/01/2007
MH074934	MH MOVE-ON	0	01/01/2007
MH992582	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1330	4/12/2022	WD	U	V	11	100
GRANTOR: HILAMAN DOUGLAS S & D						
GRANTEE: HILAMAN KEVIN DOUGL						
2078/0538	10/14/2016	WD	U	I	11	100
GRANTOR: SHUMATE ROBERT O & IO						
GRANTEE: HILAMAN DOUGLAS S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000200	C	MBL HM SUB	100	0004	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 10/19/2022 BY WW Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS