LOT 2
IN OR 1527/724
2000 MERT DW/MH

O'QUINN JAMES R/FRASIER ROBIN M
553796 US HWY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

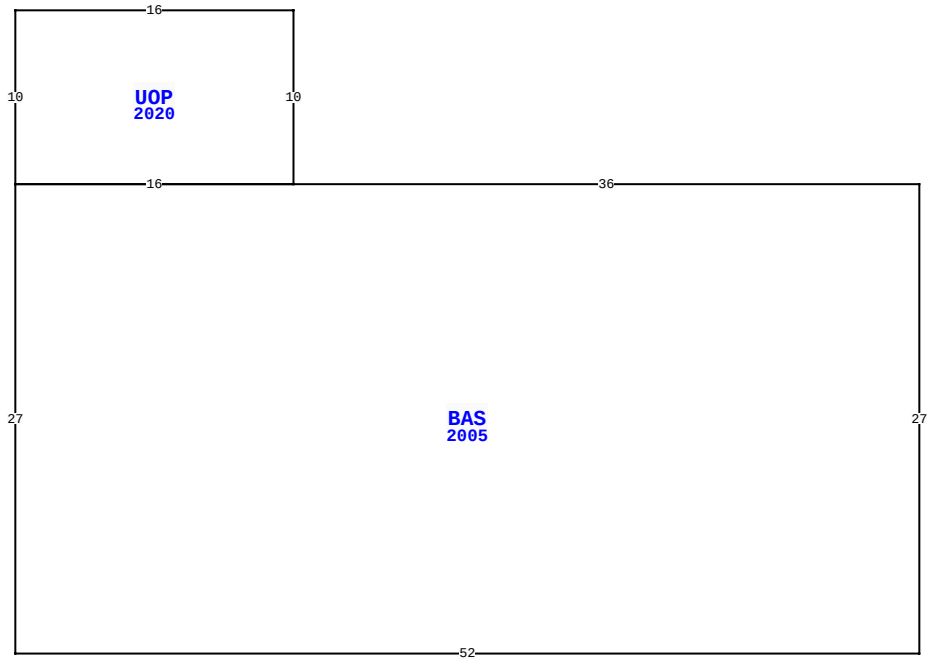
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,404	100	2005	1,404	94,967
UOP	160	25	2020	40	2,705
TOTALS	1,564			1,444	97,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,444	147.3600	125.26	180,875	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2008 Heated Area: 1404 HX Base Yr 2008



553796 US HWY 1, HILLIARD

BLD DATE		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		97,672
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		151,532
SOH/AGL Deduction		94,700
ASSESSED VALUE		56,832
TOTAL EXEMPTION VALUE	HX HB	31,832
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013389	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/0724	9/26/2007	WD	Q	I		73,200
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: O'QUINN JAMES R & R						
1458/0158	11/09/2006	WD	Q	I	05	47,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PURVIS WILLIAM B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 UOP=[YR=2020] N10 W16 S10 E16$ W16 S27 E52 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	0510	GARAGE WD-	0	100	16	14	224.00	SF	35.00	35.00	100	2005	2005	3	36	2,822	
2	1242	WD DECK A	0	100	0	0	250.00	SF	7.50	7.50	100	2019	2019	3	82	1,538	

LAND DESCRIPTION

TOTAL OB/XF 4,360

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 06/10/2021 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS