LOT 3
LAKE HAMPTON HILLS PB 6/2

SMITH MACK A L/E/
28065 CONNER CUTOFF ROAD
HILLIARD, FL 32046

2025

19-4N-24-1212-0003-0000

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 90
Interior Floo	08	SHT VINYL 10
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

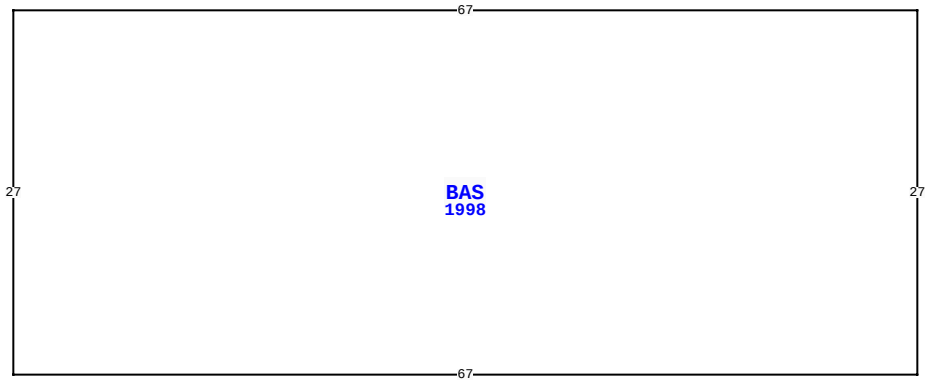
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1998	1,809	114,031
TOTALS	1,809			1,809	114,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	148.3200	126.07	228,061	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1999 Heated Area: 1809 HX Base Yr 1999



28065 CONNER CUTOFF RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,030
TOTAL MARKET OB/XF VALUE		7,288
TOTAL LAND VALUE - MARKET		71,100
TOTAL MARKET VALUE		192,418
SOH/AGL Deduction		123,925
ASSESSED VALUE		68,493
TOTAL EXEMPTION VALUE	HX HB	43,493
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		192,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982305	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/1831	11/20/2024	LE	U	I	11	100
GRANTOR: SMITH MACK A						
GRANTEE: MCRAE ANGELA						
0844/1867	8/14/1998	WD	U	V	13	19,500
GRANTOR: GATOR LAND COMPANY						
GRANTEE: SMITH MACK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W67 S27 E67 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	2013	2013	3	68	4,488	

LAND DESCRIPTION

TOTAL OB/XF 7,288

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	1.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,100							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS