LOT 4
IN OR 2162/474
R788256 & R788257

JOHNS CHARLES K
28244 POND VIEW CIR
HILLIARD, FL 32046

2025

19-4N-24-1212-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

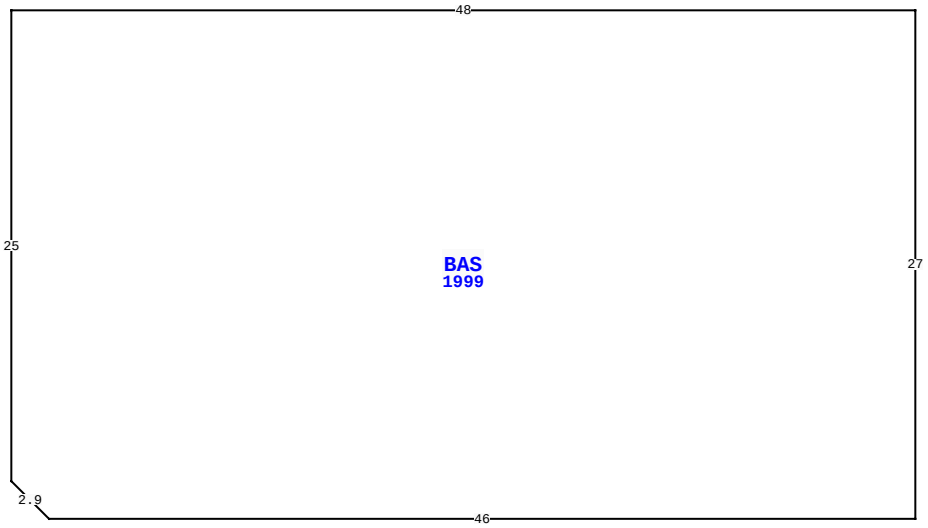
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,294	100	1999	1,294	70,235
TOTALS	1,294			1,294	70,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,294	122.8000	104.38	135,068	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1294 HX Base Yr



2850 CONNER CUTOFF RD, 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	70,235
TOTAL MARKET OB/XF VALUE	3,696
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	118,931
SOH/AGL Deduction	32,491
ASSESSED VALUE	86,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,440
TOTAL JUST VALUE	118,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982502	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/0474	11/28/2017	WD	Q	I	01	55,000
GRANTOR: SEVER JASON						
GRANTEE: JOHNS CHARLES K						
1726/0466	1/28/2011	WD	U	I	11	33,900
GRANTOR: EH POOLED 810 LP						
GRANTEE: SEVER JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S25 R2 D2 E46 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	0753	UEP	0	0	15	10	150.00	SF	38.50	38.50	100	2012	2012	3	64	3,696	

LAND DESCRIPTION

TOTAL OB/XF 3,696

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS