LOT 12
IN OR 2035/1461
2002 KING DW/MH

FLA TRUST SERV LLC TRTEE OF FLORIDA LAND TRT NO: 5
PO BOX 6367
JACKSONVILLE, FL 32236

2025

19-4N-24-1212-0012-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

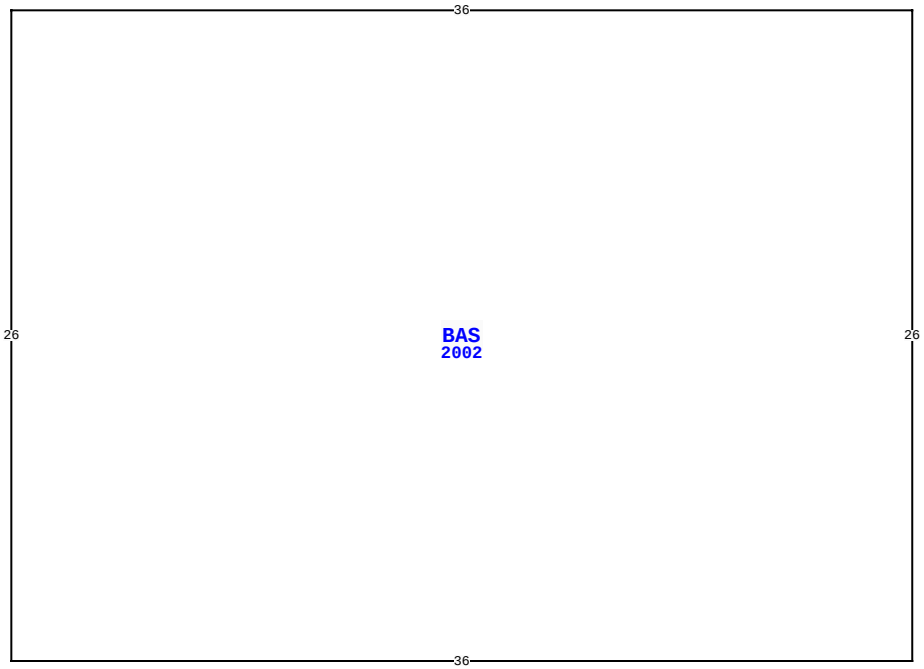
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2002	936	44,376
TOTALS	936			936	44,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	116.2000	98.77	92,449	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 936 HX Base Yr



553894 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	44,376
TOTAL MARKET OB/XF VALUE	8,303
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	115,679
SOH/AGL Deduction	23,045
ASSESSED VALUE	92,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,634
TOTAL JUST VALUE	115,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023734	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1461	3/23/2016	CT	U	I	18	20,300
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1587/1374	10/01/2008	WD	Q	I		89,500
GRANTOR: VANDENBERGHE ERIC J						
GRANTEE: ABBOTT MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S26 E36 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
1	0812	CONCRETE C	0	0	0	0	2,501.00	SF	4.00	4.00	100	2004	2004	3	83	8,303	

LAND DESCRIPTION

TOTAL OB/XF 8,303

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	0004	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS