IN OR 2307/614
EX ESMT IN OR 734/1096

LEE JONATHAN D
48110 LEGRANDE LANE
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0020

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	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

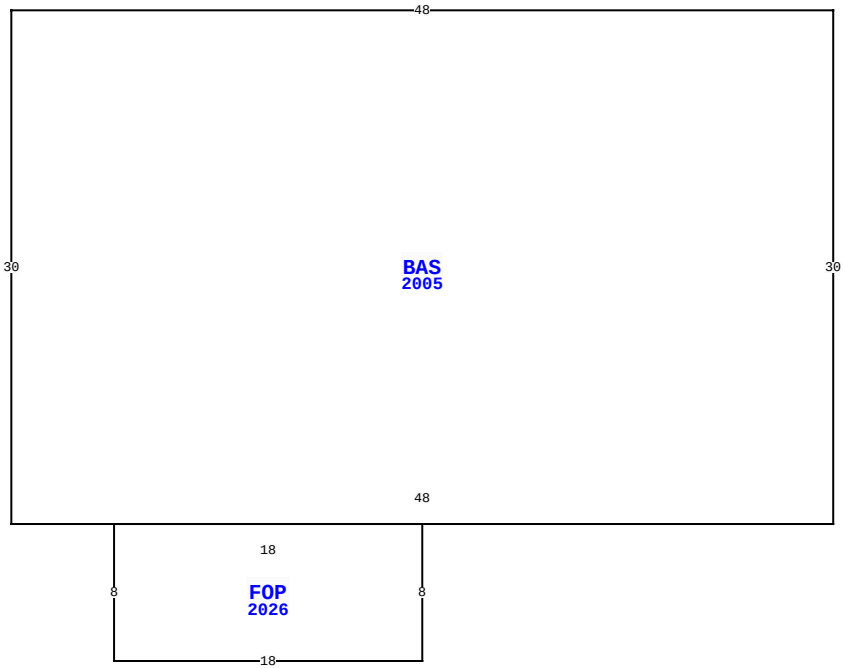
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2005	1,440	109,866
FOP	144	30	2026	43	3,281
TOTALS	1,584			1,483	113,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,483	132.0000	112.20	166,393	2005	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2021 Heated Area: 1440 HX Base Yr 2021



48110 LE GRANDE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		113,147
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		193,927
SOH/AGL Deduction		44,085
ASSESSED VALUE		149,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,120
TOTAL JUST VALUE		193,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14503	NEW CONSTR	0	03/09/2005
E14503	ELEC OTHER	0	03/01/2005
M09361	MECH OTHER	0	03/01/2005
MH4549	MH MOVE-ON	0	02/25/2005
P09103	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0614	9/24/2019	WD	Q	I	01	165,000
GRANTOR: SOWING SEEDS INVESTME						
GRANTEE: LEE JONATHAN D						
2259/1388	2/13/2019	SW	Q	I	03	50,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: SOWING SEEDS INVEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W48 S30 E48 N30 $
FOP=[YR=2026;ORIG=-42,30] E18 S8 W18 N8 $
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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	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS