TRACT 3 IN OR 1185 PG 427
2000 GENA DW/MH
KINGS FERRY FORREST PB 5/25

JACOBS STANLEY R
48124 MELROSE PLACE
HILLIARD, FL 32046

2025

20-4N-25-4210-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

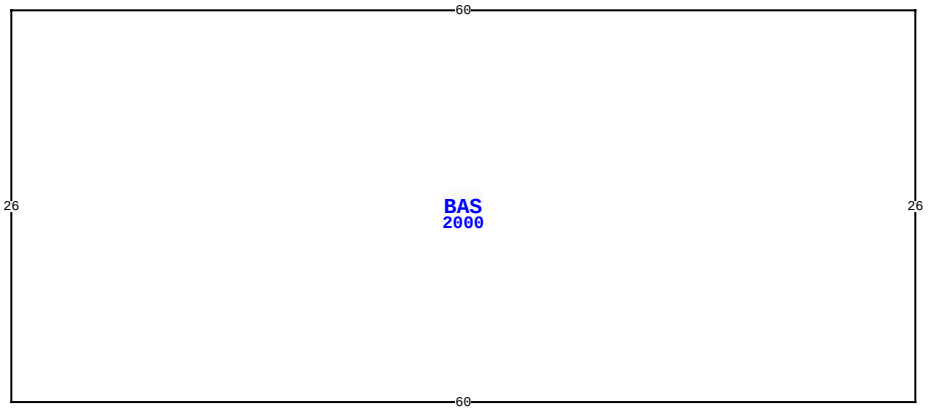
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2000	1,560	76,245
TOTALS	1,560			1,560	76,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	130.6800	111.08	173,285	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2005 Heated Area: 1560 HX Base Yr 2005



48124 MELROSE PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,336
TOTAL MARKET OB/XF VALUE		8,291
TOTAL LAND VALUE - MARKET		114,900
TOTAL MARKET VALUE		212,527
SOH/AGL Deduction		118,221
ASSESSED VALUE		94,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,584
TOTAL JUST VALUE		212,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12434	GARAGE	30,888	03/01/2004
R5914	REPAIR/RRF	3,000	03/01/2004
MH003154	MH MOVE-ON	0	06/01/2000
7733	MH MOVE-ON	12,000	03/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1185/0427	10/30/2003	WD	Q	I	05	75,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JACOBS STANLEY						
1109/1695	1/28/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATL MORTGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S26 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2004	2004	3	21	403	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2004	2004	3	21	403	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	24.85	24.85	100	2004	2004	3	32	4,580	

LAND DESCRIPTION

TOTAL OB/XF 8,291

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	3.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,900							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.83 Total Land Value: 114,900 Market: 0 Agricultural: 0 Common: 114,900 PRINTED 07/30/2025 BY SYS

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20-4N-25-4210-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

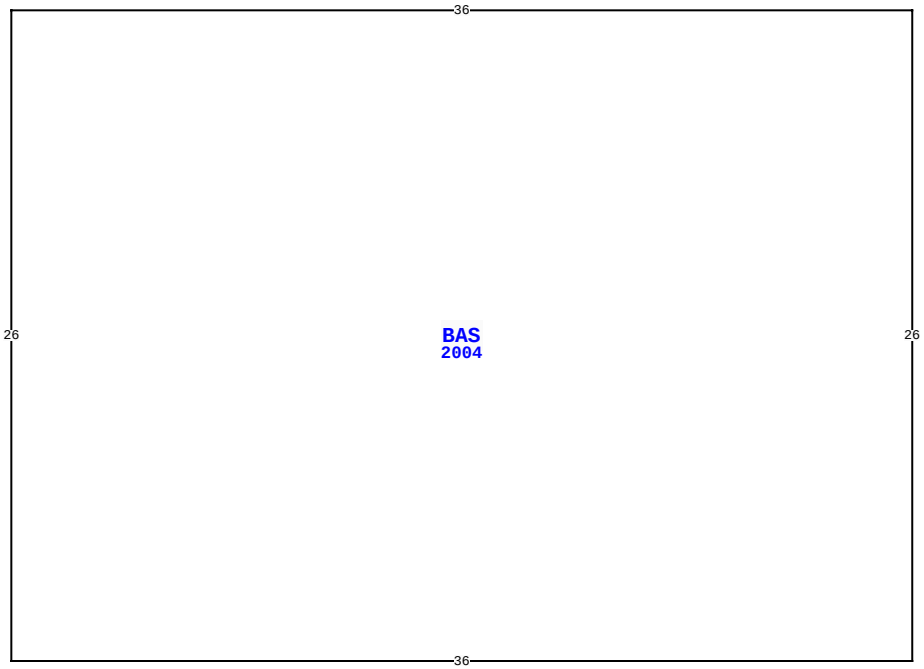
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2004	936	13,091
TOTALS	936			936	13,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	54.0000	19.98	18,701	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2005 Heated Area: 936 HX Base Yr 2005



48124 MELROSE PL, HILLIARD

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GRANTEE: JACOBS STANLEY						
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GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATL MORTGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 S26 E36 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.83 Total Land Value: 114,900 Market: 0 Agricultural: 0 Common: 114,900 PRINTED 07/30/2025 BY SYS