

HARRIS STEVE & TAMMY
28012 CHARITY LN
HILLIARD, FL 32046

23-4N-23-0000-0004-0060

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 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

0

0 100

Units

0 100

Quality

04

Quality Level 04

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

1,680

100

2019

1,680

170,630

UOP

320

25

2020

80

8,125

TOTALS

2,000

1,760

178,755

EXTRA FEATURES

28012 CHARITY LN, HILLIARD

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

1 000100

C

RES

100

0005

OR

0.00

0.00

2.57

AC

1.00

1.00

1.00

35,000.00

35,000.00

89,950

REVIEW DATE

07/01/2020

BY

TWX

Total Acres: 2.57

Total Land Value: 89,950

Market: 0

Agricultural: 0

Common: 89,950

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MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTAL

0800021,760128.4800109.21192,21020192019007.0093.00

1 M/H 94+ - 100% - 2020Heated Area: 1680HX Base Yr 2020

UOP

2020

BAS

2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE198,643

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET89,950

TOTAL MARKET VALUE288,593

SOH/AGL Deduction155,038

ASSESSED VALUE133,555

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE82,833

TOTAL JUST VALUE288,593

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE257,226

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2266/01163/25/2019WDQV0133,000

GRANTOR:SMITH CHARLES E JR

GRANTEE:HARRIS STEVE & TAMM

1439/04488/24/2006WDQV32,000

GRANTOR:CHANEY RONNIE & MALLA

GRANTEE:SMITH CHARLES E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 UOP=[YR=2020] N16 W20 S16 E20\$ W38 S30 E56 N30\$.

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[illegible]