PT OF LOT 41
IN OR 2620/1515
R787614 & R787615

PENSA KRISTIN
28143 ARROW LANE
HILLIARD, FL 32046

2025

23-4N-23-2020-0041-0010

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

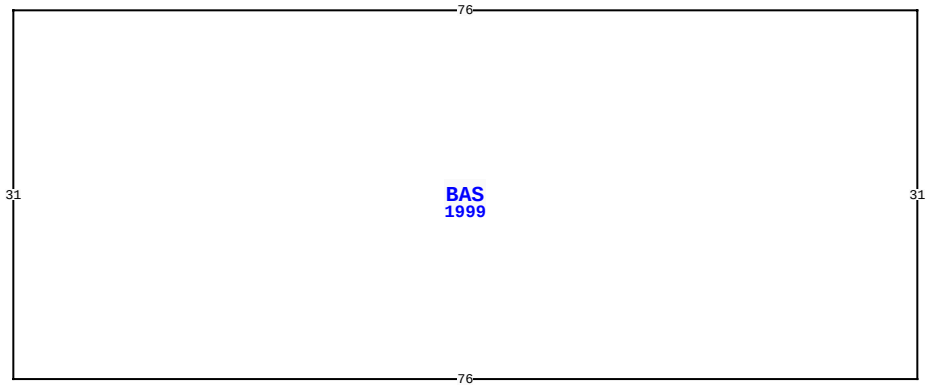
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	153,949
TOTALS	2,356			2,356	153,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	147.8400	125.66	296,055	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 2356 HX Base Yr 2024



28143 ARROW LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,949
TOTAL MARKET OB/XF VALUE		5,183
TOTAL LAND VALUE - MARKET		142,935
TOTAL MARKET VALUE		302,067
SOH/AGL Deduction		8,078
ASSESSED VALUE		293,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,267
TOTAL JUST VALUE		302,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992900	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1515	1/11/2023	QC	U	I	11	100
GRANTOR: YOUNG JOHN R						
GRANTEE: PENSA KRISTIN						
2505/1759	9/24/2021	QC	U	I	11	100
GRANTOR: YOUNG JOHN R						
GRANTEE: YOUNG JOHN R SR REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31$.

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	0751	UOP	0	100	30	12	360.00	SF	10.00	10.00	100	2001	2001	3	28	1,008	
2	0510	GARAGE WD-	0	100	50	12	600.00	SF	24.85	24.85	100	2001	2001	3	28	4,175	

LAND DESCRIPTION

TOTAL OB/XF 5,183

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	0005	OR	0.00	0.00	7.33	AC		1.00	1.00	1.00	19,500.00	19,500.00	142,935							

REVIEW DATE 07/13/2020 BY TWA Total Acres: 7.33 Total Land Value: 142,935 Market: 0 Agricultural: 0 Common: 142,935 PRINTED 07/30/2025 BY SYS