PT OF LOT 53 (S-5)
IN OR 2142/680
1999 FLEETWOOD SW/MH

BAYLESS TIMOTHY
28167 RAMBLE LN
HILLIARD, FL 32046

2025

23-4N-23-2020-0053-0050

NASSAU COUNTY PROPERTY

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 90
Interior Floo	14	CARPET 10
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
Quality	04	Quality Level 04

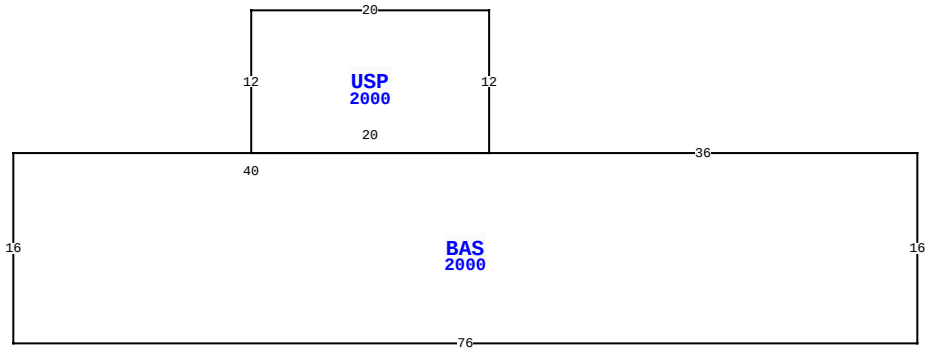
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	73,918
USP	240	50	2000	120	7,294
TOTALS	1,456			1,336	81,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,336	132.4400	112.57	150,394	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 50% - 2020 Heated Area: 1216 HX Base Yr 2020



28167 RAMBLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,213
TOTAL MARKET OB/XF VALUE		9,498
TOTAL LAND VALUE - MARKET		62,550
TOTAL MARKET VALUE		153,261
SOH/AGL Deduction		33,767
ASSESSED VALUE		119,494
TOTAL EXEMPTION VALUE	HA HAB	30,737
BASE TAXABLE VALUE		88,757
TOTAL JUST VALUE		153,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007491	900 SQ FT CARPORT	29,916	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0021	11/22/2021	QC	U	I	11	100
GRANTOR: BAYLESS HEATHER MARIE						
GRANTEE: BAYLESS TIMOTHY LER						
2142/0680	8/21/2017	WD	Q	I	01	75,000
GRANTOR: EASON BRITTANY &						
GRANTEE: BAYLESS TIMOTHY & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 USP=[YR=2000] N12 W20 S12 E20 $ W40 S16 E76 N16 $.

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	1242	WD DECK A	0	50	24	16	384.00	SF	10.00	10.00	100	2002	2002	3	20	768	
2	0351	CARPORT MT	1	100	30	30	900.00	SF	10.00	10.00	100	2024	2023		97	8,730	

LAND DESCRIPTION

TOTAL OB/XF 9,498

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	50	0007	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 10/09/2023 BY WW Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS