PT OF SW1/4 OF SW1/4
IN OR 1433/691
1991 DEST DW/MH

URSRY AMY L
23111 FERNWOOD DRIVE
HILLIARD, FL 32046

2025

24-2N-23-0000-0003-0020

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	14	CARPET 90
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

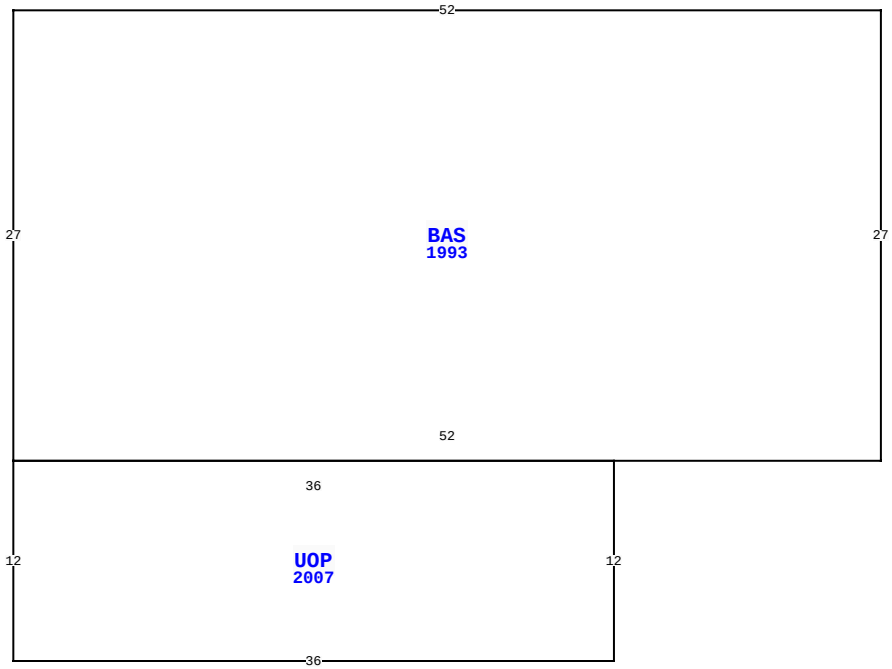
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	45,814
UOP	432	25	2007	108	3,524
TOTALS	1,836			1,512	49,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	135.9600	108.77	164,460	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1404 HX Base Yr 2007



23111 FERNWOOD DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,338
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		95,748
SOH/AGL Deduction		64,682
ASSESSED VALUE		31,066
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,066
TOTAL JUST VALUE		95,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/0691	7/31/2006	WD	Q	I		81,800
GRANTOR: BURKETT DALE E						
GRANTEE: URSRY AMY L						
0374/0288	12/01/1982	WD	U	V		400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 UOP=[YR=2007] S12 E36 N12 W36 $ E52 N27 $.

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	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0004	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.98 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 07/30/2025 BY SYS