PT OF LOTS 1 & 2
IN OR 2694/1385
CORNWALL SURVEY SEC 25-4N-24E

BITTOF MICHAEL EDWARD/MOORE REBECCA ET AL
12507 MUSCOVY DR
JACKSONVILLE, FL 32223

2025

25-4N-24-2020-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

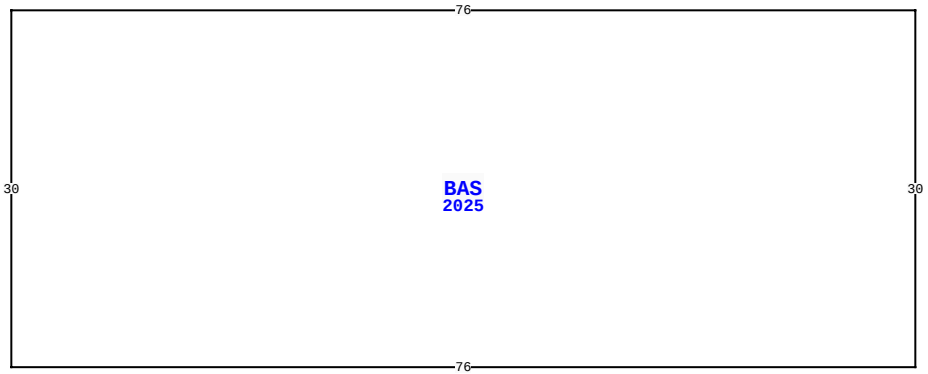
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	221,793
TOTALS	2,280			2,280	221,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.6000	98.26	224,033	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2025 Heated Area: 2280 HX Base Yr



38095 DAHOMA RD, 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	221,793
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,734
TOTAL MARKET VALUE	366,527
SOH/AGL Deduction	0
ASSESSED VALUE	366,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,527
TOTAL JUST VALUE	366,527
NCON VALUE	221,793
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009394	NEW DOUBLE WIDE M	0	08/13/2024
MH240006417	NEW DOUBLE WIDE M	0	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1385	2/14/2024	WD	Q	V	03	195,000
GRANTOR: ALLEN ADRIAN JEREMIAH						
GRANTEE: BITTOF MICHAEL EDWA						
2433/0906	2/05/2021	WD	U	V	11	100
GRANTOR: ANDERSON MARSHA M F/K						
GRANTEE: ALLEN ADRIAN JEREMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] S30 E76 N30 W76 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	8.19	AC		1.00	1.00	0.90	19,500.00	17,550.00	143,734							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 07/02/2024 BY WW Total Acres: 10.19 Total Land Value: 144,734 Market: 0 Agricultural: 0 Common: 144,734 PRINTED 07/30/2025 BY SYS