PARCELS 7-13 & 7-14
IN OR 1687/484
2009 JACB TW/MH

NAZWORTH SEAN C & HEATHER M
58142 BAMBI LANE
HILLIARD, FL 32046

2025

26-4N-25-0000-0007-0130

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

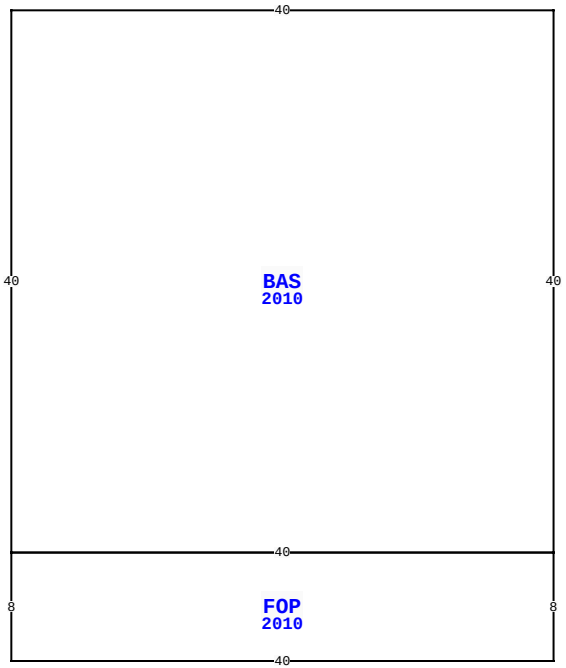
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2010	1,600	128,028
FOP	320	30	2010	96	7,682
TOTALS	1,920			1,696	135,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,696	151.8400	129.06	218,886	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2011 Heated Area: 1600 HX Base Yr 2011



58142 BAMBI LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,709
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		54,450
TOTAL MARKET VALUE		193,943
SOH/AGL Deduction		100,103
ASSESSED VALUE		93,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,118
TOTAL JUST VALUE		193,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0484	6/28/2010	WD	U	I	30	100

GRANTOR: SEAGRAVES MARY J
GRANTEE: NAZWORTH SEAN C & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W40 S40 FOP=[YR=2010] S8 E40 N8 W40 $ E40 N40 $.

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	1243	WD DECK F	0	100	0	0	550.00	SF	8.00	8.00	100	2024	2020		86	3,784	

TOTAL OB/XF 3,784

LAND DESCRIPTION

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		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 01/03/2024 BY KWA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS