IN OR 2399/20
EX 7-20
1982 NOBI SW/MH

RODRIGUEZ NOWELL DEAN
19295 ASHCRAFT LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0180

BUILDING CHARACTERISTICS

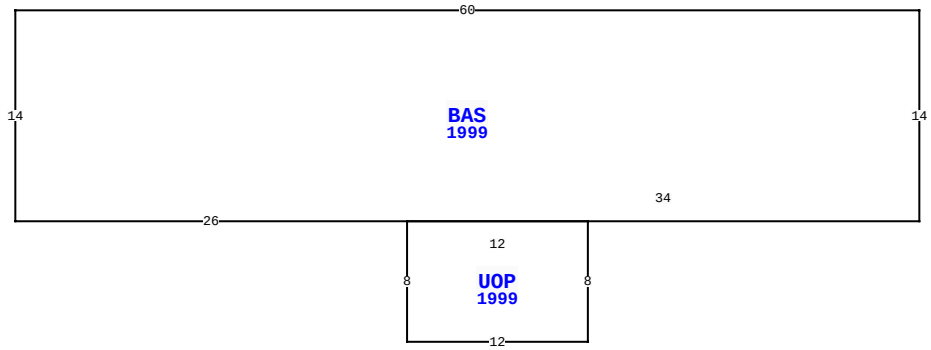
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	840	100	1999	840	24,635
UOP	96	25	1999	24	704
TOTALS	936			864	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	122.2000	97.76	84,465	1982	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 840 HX Base Yr 2024



19295 ASHCRAFT LN, HILLIARD

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

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	0940	SHEDS/PORT	0	100	18	16	288.00	SF	30.00	30.00	100	2024	2021		90	7,776	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,340
TOTAL MARKET OB/XF VALUE		7,776
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		79,466
SOH/AGL Deduction		16,587
ASSESSED VALUE		62,879
TOTAL EXEMPTION VALUE	HX HB	37,879
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0020	4/03/2017	QC	U	I	11	100
GRANTOR: CONLEY KIMBER						
GRANTEE: RODRIGUEZ NOWELL DE						
1872/0849	8/08/2013	SW	U	I	12	10,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: RODRIGUEZ NOWELL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S14 E26 UOP=[YR=1999] S8 E12 N8 W12$ E34 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,776

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	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS