E1/2 OF NW1/4 OF SW1/4 EX 8-1
IN OR 2024/393
2006 SKYO DWMH

NICASTRO DANIEL C
18322 BROKEN ARROW RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0008-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

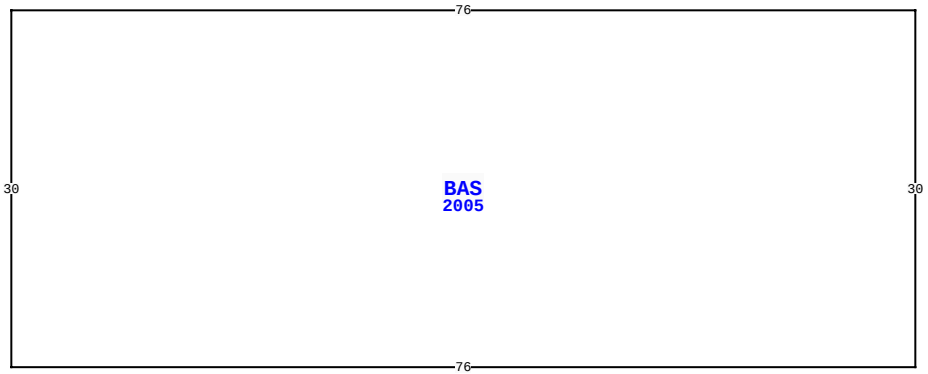
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	158,899
TOTALS	2,280			2,280	158,899

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	151.8400	129.06	294,257	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2017 Heated Area: 2280 HX Base Yr 2017



18322 BROKEN ARROW RD, 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		158,899
TOTAL MARKET OB/XF VALUE		7,727
TOTAL LAND VALUE - MARKET		43,650
TOTAL MARKET VALUE		210,276
SOH/AGL Deduction		84,002
ASSESSED VALUE		126,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,552
TOTAL JUST VALUE		210,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4691	MH MOVE-ON	0	10/01/2005
P10187	OTHER	0	10/01/2005
B16042	FOUNDATION	1,950	09/01/2005
E15813	ELEC OTHER	0	09/01/2005
M10397	MECH OTHER	0	09/01/2005
WE00411	OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2024/0393	1/15/2016	SW	U	I	12	58,000
GRANTOR: FANNIE MAE						
GRANTEE: NICASTRO DANIEL C						
1972/0388	4/06/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30$.

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	12	18	216.00	SF	30.00	30.00	100	1993	1993	3	20	1,296	
2	0810	CONCRETE A	0	100	12	16	276.00	SF	6.50	6.50	100	1993	1993	3	64	1,148	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
4	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	1993	1993	3	64	2,203	

LAND DESCRIPTION

TOTAL OB/XF 7,727

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	0005	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,650							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 0.97 Total Land Value: 43,650 Market: 0 Agricultural: 0 Common: 43,650 PRINTED 07/30/2025 BY SYS