

PT OF W1/2 OF SW1/4 OF SW1/4
IN OR 1457/394
2007 FTWD DW/MH

DESPRES TERRIE & LAWRENCE
18472 BROKEN ARROW ROAD
HILLIARD, FL 32046

2025

27-4N-23-0000-0009-0100



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
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			
Quality	04	Quality Level 04			
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	1,800	100	2006	1,800	139,733
DCK	72	15	2008	11	854
DCK	256	15	2008	38	2,950
USP	360	50	2008	180	13,974
TOTALS	2,488			2,029	157,510

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,029	138.3800	117.62	238,651	2006	2011	0	0	0 34.00	66.00
1 M/H 94+ - 100% - 2007 Heated Area: 1800 HX Base Yr 2007											
TOTALS	2,488									05/09/2025	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0681	POLE SHED	0 100	26	14	364.00	SF	15.00	15.00	100	2005
3	1242	WD DECK A	0 100	0	0	275.00	SF	10.00	10.00	100	2017

TOTAL OB/XF											
7,116											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	3.00	AC	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	3.00	AC	1.00

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						157,510					
TOTAL MARKET OB/XF VALUE						7,116					
TOTAL LAND VALUE - MARKET						90,000					
TOTAL MARKET VALUE						254,626					
SOH/AGL Deduction						146,120					
ASSESSED VALUE						108,506					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						57,784					
TOTAL JUST VALUE						254,626					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						225,667					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11062	REPAIR/RRF	700	02/01/2008
B21136	SCRN PORCH	6,000	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/0394	11/06/2006	QC	Q	V	06	100
GRANTOR: HOLLAND VILETHA L & T						
GRANTEE: DESPRES TERRIE & LA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W1 DCK=[YR=2008] N16 W10 S4 W8 USP=[YR=2008] W30 DCK=[YR=2008] W6 S12 E6 N12\$ S12 E30 N12\$ S12 E18\$ W59 S30 E60 N30\$.											