PT OF GOVT LOT 3
IN OR 1137/1315
ESMTS OR 632/35 & OR 659/685

RUBY NANCY
19414 CHANCE LANE
HILLIARD, FL 32046

2025

28-2N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

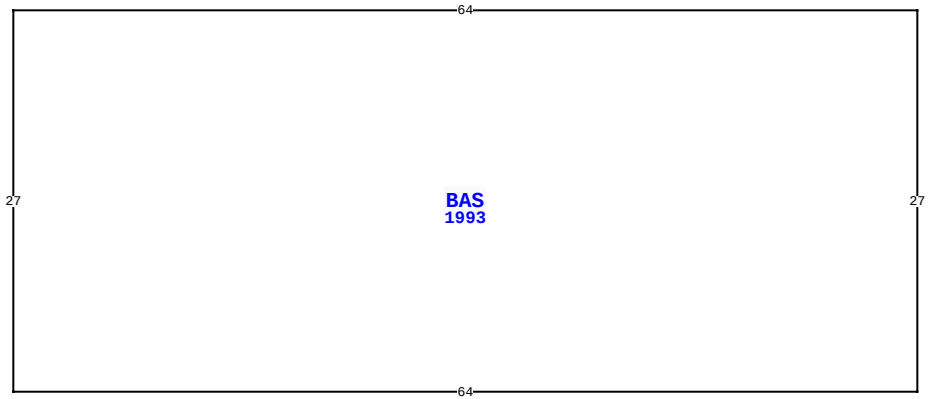
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	51,260
TOTALS	1,728			1,728	51,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	123.6000	98.88	170,865	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1728 HX Base Yr 2021



19414 CHANCE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,260
TOTAL MARKET OB/XF VALUE		15,856
TOTAL LAND VALUE - MARKET		245,700
TOTAL MARKET VALUE		312,816
SOH/AGL Deduction		205,364
ASSESSED VALUE		107,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,730
TOTAL JUST VALUE		312,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5466	DEMOLITION	0	01/25/1989
7659	MH MOVE-ON	36,000	01/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1137/1315	5/15/2003	WD	U	I	07	100
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: RUBY WILLIAM & NANC						
0863/1112	1/20/1999	WD	Q	I		105,000
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: RUBY WILLIAM & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0753	UEP	0	100	12	10	120.00	SF	22.00	22.00	100	2017	2017	3	81	2,138	
3	0752	USP	0	100	14	8	112.00	SF	15.00	15.00	100	2016	2016	3	78	1,310	
4	0752	USP	0	100	17	14	238.00	SF	30.00	30.00	100	2017	2017	3	81	5,783	
5	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2005	2005	3	36	2,333	
6	0681	POLE SHED	0	100	20	19	380.00	SF	15.00	15.00	100	2005	2005	3	36	2,052	

LAND DESCRIPTION

TOTAL OB/XF 15,856

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	5.60	AC		1.00	1.00	2.25	19,500.00	43,875.00	245,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.60 Total Land Value: 245,700 Market: 0 Agricultural: 0 Common: 245,700 PRINTED 07/30/2025 BY SYS