PT E1/2 OF LOT 44
1993 MERI DW/MH
IN OR 2201/1789

DAVIS FLENA CHANTELLE
36032 JADES COVE
HILLIARD, FL 32046

2025

28-3N-24-2020-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

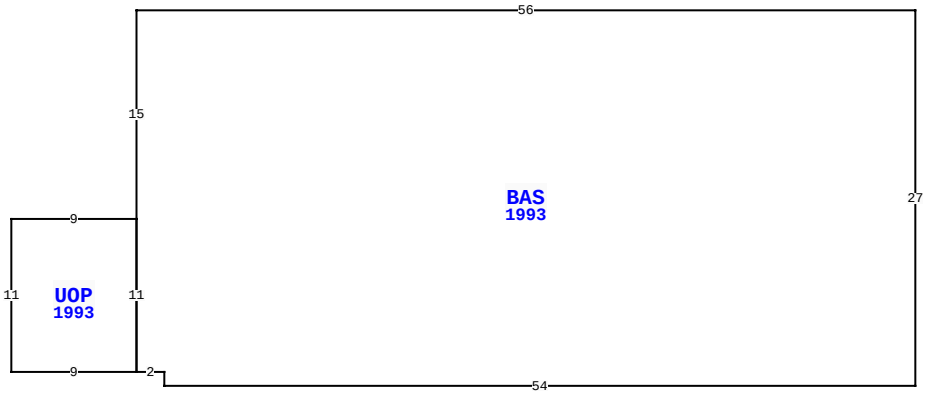
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,510	100	1993	1,510	62,712
UOP	99	25	1993	25	1,038
TOTALS	1,609			1,535	63,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,535	148.3200	118.66	182,143	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2019 Heated Area: 1510 HX Base Yr 2019



36032 JADES CV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,750
TOTAL MARKET OB/XF VALUE		3,390
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		112,140
SOH/AGL Deduction		41,069
ASSESSED VALUE		71,071
TOTAL EXEMPTION VALUE	HX HB	46,071
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/1789	5/30/2018	WD	Q	I	01	88,000
GRANTOR: FARMER LISA						
GRANTEE: DAVIS FLENA CHANTEL						
2201/1787	5/18/2018	QC	U	I	11	100
GRANTOR: FRANK ERIC						
GRANTEE: FARMER LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S15 UOP=[YR=1993] W9 S11 E9 N11$ S11 E2 S1 E54 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	1993	1993	3	72	2,520	
2	0751	UOP	0	100	0	0	128.00	SF	10.00	10.00	100	2013	2013	3	68	870	

LAND DESCRIPTION

TOTAL OB/XF 3,390

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS