S 560 FT OF W 625 FT OF SE1/4
OF NW1/4 OR 414/328
R407889 & R407890

MANNING RICHARD C
PO BOX 305
HILLIARD, FL 32046

2025

29-3N-24-0000-0003-0030

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 100
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	03	Quality Level 03

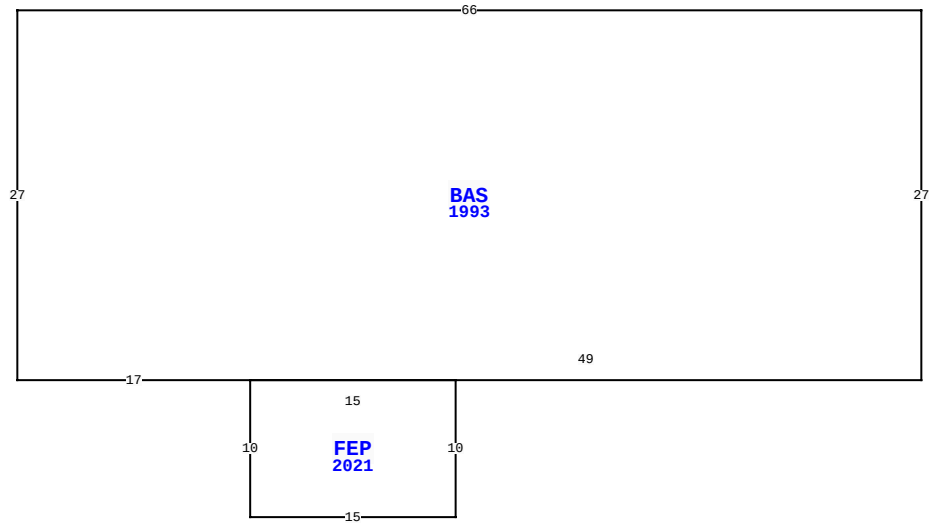
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	53,032
FEP	150	85	2021	128	3,809
TOTALS	1,932			1,910	56,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,910	124.0000	99.20	189,472	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1910 HX Base Yr



26153 FRISCO LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,842
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		161,850
TOTAL MARKET VALUE		220,012
SOH/AGL Deduction		145,503
ASSESSED VALUE		74,509
TOTAL EXEMPTION VALUE	HX HB WR	54,509
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		220,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8311	MH MOVE-ON	45,000	09/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0414/0328	3/01/1984	WD	Q	V		20,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E17 FEP=[YR=2021] S10 E15 N10 W15$ E49 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	8.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	161,850							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 8.30 Total Land Value: 161,850 Market: 0 Agricultural: 0 Common: 161,850 PRINTED 07/30/2025 BY SYS