PT OF NE 1/4 OF NW 1/4
BEING PARCEL A IN OR 2303/668
EX 3-7

HUDSON JARED G & CANDY G
48101 NARROW WAY
HILLIARD, FL 32046

2025

29-4N-25-0000-0003-0040

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

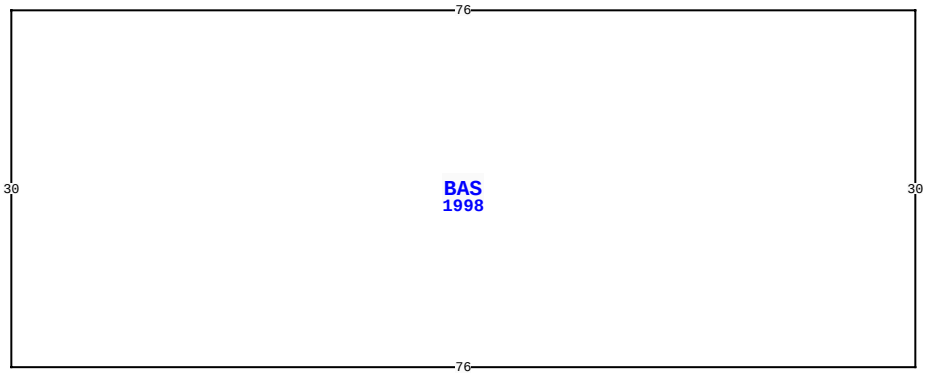
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1998	2,280	56,784
TOTALS	2,280			2,280	56,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	1998	1998	0	0	15	60.00	25.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



48158 NARROW WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,784
TOTAL MARKET OB/XF VALUE	4,810
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	106,594
SOH/AGL Deduction	3,227
ASSESSED VALUE	103,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,367
TOTAL JUST VALUE	106,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982297	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0668	9/04/2019	QC	U	I	11	100
GRANTOR: HASENJAGER CAROL LYNN						
GRANTEE: HUDSON JARED G & CA						
2244/1455	12/18/2018	WD	Q	I	02	68,500
GRANTOR: HASENJAGER CAROL HOWA						
GRANTEE: HUDSON JARED G & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] 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	1242	WD DECK A	0	0	28	5	140.00	SF	7.00	7.00	100	1998	1998	3	20	196	
2	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	0825	BRICK	0	0	40	4	160.00	SF	8.75	8.75	100	2000	2000	3	93	1,302	

LAND DESCRIPTION

TOTAL OB/XF 4,810

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS