PT OF SW1/4 OF NE1/4
IN OR 2246/983

MANGES LARRY L & SELMA M JOINT LIVING TRUST/MANGES
PO BOX 36
CALLAHAN, FL 32011

2025

30-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

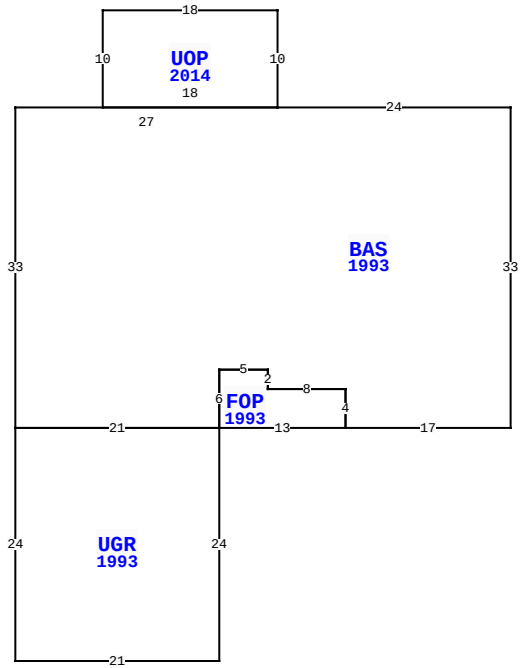
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,621	100	1993	1,621	141,442
FOP	62	30	1993	19	1,658
UGR	504	45	1993	227	19,807
UOP	180	20	2014	36	3,142
TOTALS	2,367			1,903	166,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	109.0740	109.07	207,560	1973	1973	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 1621 HX Base Yr



26063 IDGY WAY, 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	166,048
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	286,828
SOH/AGL Deduction	163,346
ASSESSED VALUE	123,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,482
TOTAL JUST VALUE	286,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0983	12/24/2018	QC	U	I	11	100
GRANTOR: MANGES LARRY L & SELM						
GRANTEE: LARRY L MANGES & SE						
1850/0100	3/19/2013	WD	Q	I	02	56,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MANGES LARRY L & SE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2014] N10 W18 S10 E18$ W27 S33
UGR=[YR=1993] S24 E21 N24W21$ E21 FOP=[YR=1993] E13 N4 W8 N2
W5 S6 $ N6 E5 S2 E8 S4 E17 N33$.

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	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS