PT OF GOVT LOT 3 SEC 30-4N-24E
IN OR 2285/629
(EX OR 2253/246)

CALHOUN JEAN P L/E/
PO BOX 5
HILLIARD, FL 32046

2025

30-4N-24-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

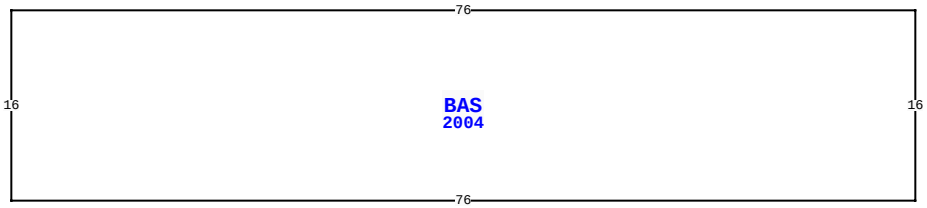
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2004	1,216	72,603
TOTALS	1,216			1,216	72,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	135.0800	114.82	139,621	1999	2004	0	0	0	48.00	52.00

3 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



28064 RODEO LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	130,822
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	200,822
SOH/AGL Deduction	31,987
ASSESSED VALUE	168,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,835
TOTAL JUST VALUE	200,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8980	MH MOVE-ON	15,000	07/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/913	4/30/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
2784/917	4/24/2025	QC	U	I	11	100
GRANTOR: CHRISTOPHER ELIJAH						
GRANTEE: CALHOUN JEAN PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S16 E76 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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IN OR 2285/629
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NASSAU COUNTY PROPERTY

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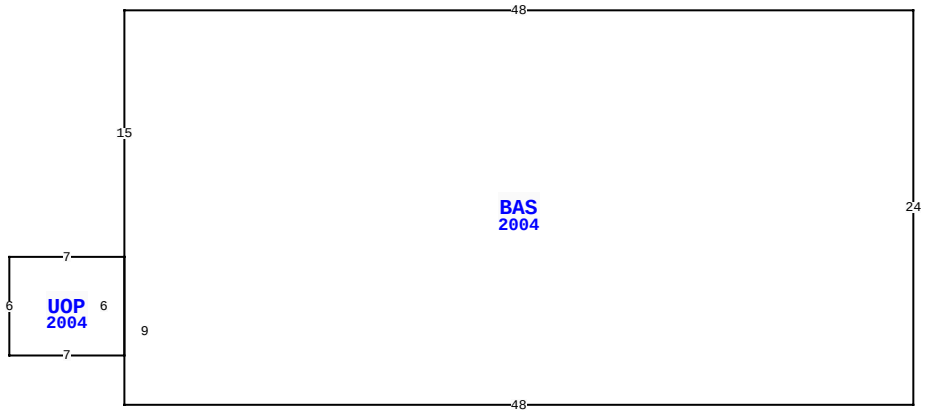
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2004	1,152	57,718
UOP	42	25	2004	10	501
TOTALS	1,194			1,162	58,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,162	122.8000	104.38	121,290	1997	2002	0	0	0	52.00	48.00

4 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



28064 RODEO LN, HILLIARD

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GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
2784/917	4/24/2025	QC	U	I	11	100
GRANTOR: CHRISTOPHER ELIJAH						
GRANTEE: CALHOUN JEAN PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S15 UOP=[YR=2004] W7 S6 E7 N6 $ S9 E48 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/10/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS