PT OF E1/2 OF NE1/4
IN OR 2694/1087
EX 1-31

SIMMONS TRAVIS L SR/SIMMONS ROBERT F
2641 BLAZING TRL
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0030

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 80
Interior Floo	08	SHT VINYL 20
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	06	DIST 1D 100
Quality	03	Quality Level 03

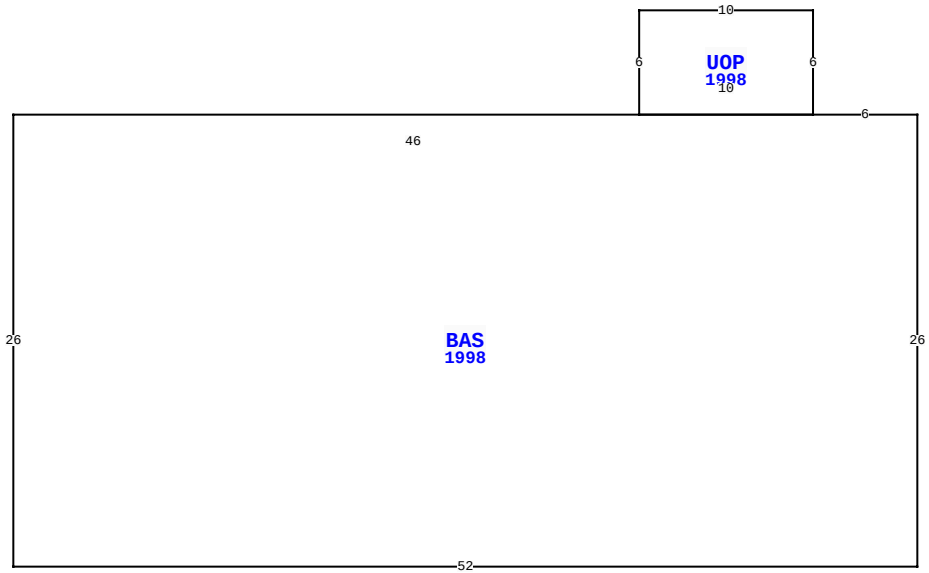
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1998	1,352	56,632
UOP	60	25	1998	15	628
TOTALS	1,412			1,367	57,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,367	123.2000	104.72	143,152	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2025 Heated Area: 1352 HX Base Yr



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

2820 BARBARA LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,261
TOTAL MARKET OB/XF VALUE	16,530
TOTAL LAND VALUE - MARKET	113,400
TOTAL MARKET VALUE	187,191
SOH/AGL Deduction	0
ASSESSED VALUE	187,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,191
TOTAL JUST VALUE	187,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311671	GARAGE	20,625	09/01/2003
MH00	MH MOVE-ON	0	08/01/2000
MH98	MH MOVE-ON	0	11/01/1998
MH972030	MH MOVE-ON	0	12/01/1997
7324	MH MOVE-ON	15,395	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1135	2/06/2024	FJ	U	I	11	100
GRANTOR: SIMMONS DONNA EST						
GRANTEE: SIMMONS TRAVIS L SR						
2694/1087	1/05/2024	QC	U	I	11	100
GRANTOR: SIMMONS AMIE ELIZABET						
GRANTEE: SIMMONS TRAVIS L SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 UOP=[YR=1998] N6 W10 S6 E10$ W46 S26 E52 N26$.

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	7	15	105.00	SF	10.00	10.00	100	1995	1995	3	20	210	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
4	0681	POLE SHED	0	0	24	20	480.00	SF	15.00	15.00	100	2006	2006	3	40	2,880	
5	0752	USP	0	0	24	10	240.00	SF	15.00	15.00	100	2006	2006	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 16,530

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	0005	OR	0.00	0.00	3.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	113,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.78 Total Land Value: 113,400 Market: 0 Agricultural: 0 Common: 113,400 PRINTED 07/30/2025 BY SYS