

PT OF E1/2 OF NE1/4
IN OR 674/1845
2009 DEST DW/MH

SIMMONS TRAVIS L
2641 BLAZING TRAIL
HILLIARD, FL 32046-5625

2025

33-2N-23-0000-0001-0130



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	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
BUD8 Adjustme	06	DIST 1D 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	2,040	100	2008	2,040	134,126
DCK	126	15	2008	19	1,249
TOTALS	2,166			2,059	135,375

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	27	10	270.00	SF	12.00	12.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,059	128.9200	109.58	225,625	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ - 100% - 0

Heated Area: 2040

HX Base Yr

68

30

BAS
2008

68

6

18

16

6

3

10

9

12

DCK
2008

BLD DATE

LGL DATE

05/07/2025

MLU

2641 BLAZING TRL, HILLIARD

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
1	0940	SHEDS/PORT	0 100	27	10	270.00	SF	12.00	12.00	100	1995	1995	3	20	648	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	

TOTAL OB/XF													2,468	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
07 OR	0.00	0.00	2.05	AC		1.00	1.00	1.00	35,000.00	35,000.00				
Total Acres: 2.05			Total Land Value: 71,750					Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				135,375	
TOTAL MARKET OB/XF VALUE				2,468	
TOTAL LAND VALUE - MARKET				71,750	
TOTAL MARKET VALUE				209,593	
SOH/AGL Deduction				101,466	
ASSESSED VALUE				108,127	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				57,405	
TOTAL JUST VALUE				209,593	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				187,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5103	CO ISSUED	0	07/01/2008
MH5103	MH MOVE-ON	0	07/01/2008
E21056	ELEC OTHER	0	07/01/2008
M14003	MECH OTHER	0	07/01/2008
P13361	OTHER	0	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0674/1845	2/05/1993	WD	Q	I	05	26,300	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: SIMMONS TRAVIS L							
0661/1614	6/22/1992	QC	Q	I	06	100	
GRANTOR: FLEET REAL EST FUND							
GRANTEE: SEC OF HOUSING							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2008] W68 S30 E68 N12 DCK=[YR=2008] E9 N10 W3 N6 W6 S16\$ N18\$.															