PT OF E1/2 OF NE1/4
INOR 2409/1617 PAR 1-15 & 1-16

SMITH STEVEN B L/E/
2664 BLAZING TRAIL
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0150

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 90
Interior Floo	08	SHT VINYL 10
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

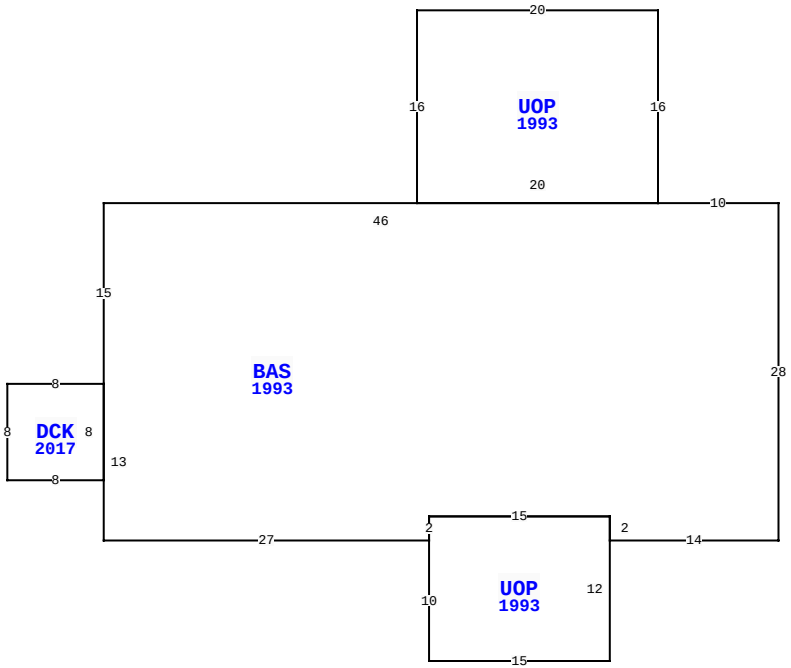
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	45,623
DCK	64	15	2017	10	297
UOP	180	25	1993	45	1,335
UOP	320	25	1993	80	2,373
TOTALS	2,102			1,673	49,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,673	123.6000	98.88	165,426	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1538 HX Base Yr



2664 BLAZING TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,628
TOTAL MARKET OB/XF VALUE		7,512
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		164,840
SOH/AGL Deduction		109,579
ASSESSED VALUE		55,261
TOTAL EXEMPTION VALUE	HX HB WR	35,261
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1617	11/19/2020	WD	U	I	11	100
GRANTOR: SMITH STEVEN B						
GRANTEE: SMITH STEVEN BUBBA						
0585/0566	12/07/1989	WD	Q	I		49,000
GRANTOR: YOUNG THERESA L						
GRANTEE: SMITH STEVEN B & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N16 W20 S16 E20$ W46 S15
DCK=[YR=2017] W8 S8 E8 N8$ S13 E27 UOP=[YR=1993] S10 E15 N12
W15 S2$ N2 E15 S2 E14 N28$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0511	GARAGE CB-	0	100	28	28	784.00	SF	40.00	40.00	100	1970	1970	3	20	6,272	

LAND DESCRIPTION

TOTAL OB/XF 7,512

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
1	000100	C	RES	100	0005	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS