

BRETT CHARLES GREGORY
30600 KNIGHT RD
HILLIARD, FL 32046

33-4N-23-2020-0044-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

030514110304
COMP SHNGL 100 DRYWALL 100 CARPET 70 CLAY TILE 30 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060200MOBILE HOME
MKT AREA09
9001.00

AREATYPEGROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,56010020061,56090,866

TOTALS

1,5601,56090,866

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOBJ/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200620063893,115

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.005.02AC1.001.001.0019,500.0019,500.0097,890

REVIEW DATE01/14/2021BYWWA

Total Acres: 5.02Total Land Value: 97,890Market: 0Agricultural: 0Common: 97,890

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % NORM % COND

0800021,560155.7400132.38206,513200020000056.0044.00

M/H 94+ - 100% - 2023Heated Area: 1560HX Base Yr 2023

BAS2006

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE90,866TOTAL MARKET OB/XF VALUE3,115TOTAL LAND VALUE - MARKET97,890TOTAL MARKET VALUE191,871SOH/AGL Deduction58,215ASSESSED VALUE133,656TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE82,934TOTAL JUST VALUE191,871NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE182,346

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2579/08427/15/2022WDQI01239,000

GRANTOR: SPURLOCK SARAH JANE BGRANTEE: BRETT CHARLES GREGO1604/03631/28/2009QCUI11100GRANTOR: SPURLOCK MICHAEL BRANGRANTEE: SPURLOCK SARAH JANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S26 E60 N26\$.