PT OF NW1/4 OF NW1/4
IN OR 2784/1281

DARAGJATI REZART
81 LAKE MIST CT
ST JOHNS, FL 32259

2025

34-2N-23-0000-0005-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 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
Quality	02	Quality Level 02

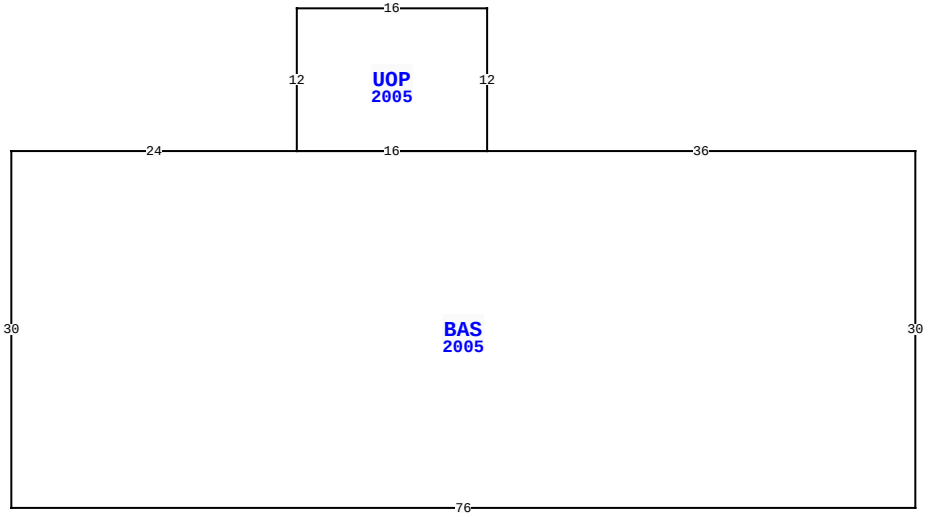
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	81,752
UOP	192	25	2005	48	1,721
TOTALS	2,472			2,328	83,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,328	78.1200	66.40	154,579	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2024 Heated Area: 2280 HX Base Yr



3195 BARBARA LN, 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	83,473
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	90,900
TOTAL MARKET VALUE	177,453
SOH/AGL Deduction	0
ASSESSED VALUE	177,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,453
TOTAL JUST VALUE	177,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514147	ELEC OTHER	0	02/01/2005
M0509108	MECH OTHER	0	02/01/2005
MH044513	MH MOVE-ON	0	12/01/2004
P0408837	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/1281	4/28/2025	SW	U	I	18	150,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DARAGJATI REZART						
2655/1881	7/24/2023	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CARDINAL FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W36 W16 W24 S30 E76 N30 $
UOP=[YR=2005;ORIG=-52,0] E16 N12 W16 S12 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	3.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,900							

REVIEW DATE 06/03/2025 BY WWX Total Acres: 3.03 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/30/2025 BY SYS