PT OF LOTS 8 & 9
IN OR 1285/116
ESMT PT OR 911/878

TURBEVILLE HENDRA T/TURBEVILLE SYNTHA
37040 ABERCORN RD
HILLIARD, FL 32046

2025

34-4N-24-2020-0008-0010

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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

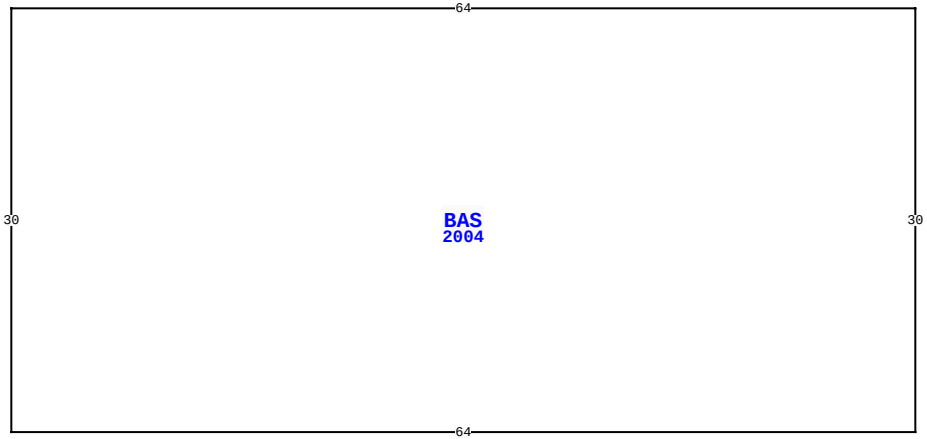
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2004	1,920	87,984
TOTALS	1,920			1,920	87,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	117.2000	99.62	191,270	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2005 Heated Area: 1920 HX Base Yr 2005



37040 ABERCORN RD, HILLIARD

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2025 MLU
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	87,984
TOTAL MARKET OB/XF VALUE	2,556
TOTAL LAND VALUE - MARKET	65,240
TOTAL MARKET VALUE	155,780
SOH/AGL Deduction	81,344
ASSESSED VALUE	74,436
TOTAL EXEMPTION VALUE	HX HB 49,436
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	155,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003232	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0116	1/03/2005	WD	U	I	21	95,800
GRANTOR: JANDY INC						
GRANTEE: TURBEVILLE HENDRA T						
1207/0419	2/09/2004	WD	Q	I	05	46,000
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: JANDY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W64 S30 E64 N30$.

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	100	0	0	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
2	0810	CONCRETE A	0	100	27	22	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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	100		OR	0.00	0.00	2.33	AC		1.00	1.00	0.80	35,000.00	28,000.00	65,240							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.33 Total Land Value: 65,240 Market: 0 Agricultural: 0 Common: 65,240 PRINTED 07/30/2025 BY SYS