IN OR 2376/747
1984/CATA/Sw/MH

ALDERMAN BEATRICE
5880 MASON RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0008-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

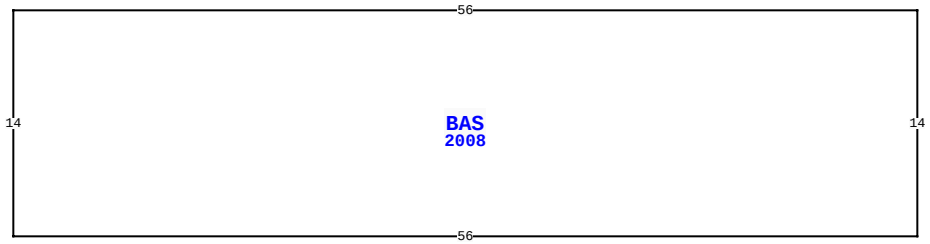
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2008	784	19,230
TOTALS	784			784	19,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	102.2000	81.76	64,100	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



58108 MASON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,230
TOTAL MARKET OB/XF VALUE	338
TOTAL LAND VALUE - MARKET	26,280
TOTAL MARKET VALUE	45,848
SOH/AGL Deduction	8,282
ASSESSED VALUE	37,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,566
TOTAL JUST VALUE	45,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0747	7/13/2020	FJ	U	I	11	0
GRANTOR: LAWRENCE MARY E CASWE						
GRANTEE: ALDERMAN BEATRICE						
1636/1748	8/28/2009	QC	U	V	31	100
GRANTOR: ALDERMAN MERIETTA						
GRANTEE: CASWELL MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S14 E56 N14$.

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	0820	WOOD WALK	0	0	3	24	72.00	SF	11.75	11.75	100	2007	2007	3	40	338	

LAND DESCRIPTION

TOTAL OB/XF 338

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	0007	OR	0.00	0.00	0.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	26,280							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.58 Total Land Value: 26,280 Market: 0 Agricultural: 0 Common: 26,280 PRINTED 07/30/2025 BY SYS