PT OF LOT 1 IN OR 1020/9
(EX COOPERSNECK RD R/W)
QUINCE HERRING ESTATE R/P UNR

MOORE MAURICE E SR
58042 COOPERS NECK ROAD
HILLIARD, FL 32046-6168

2025

35-4N-25-4220-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

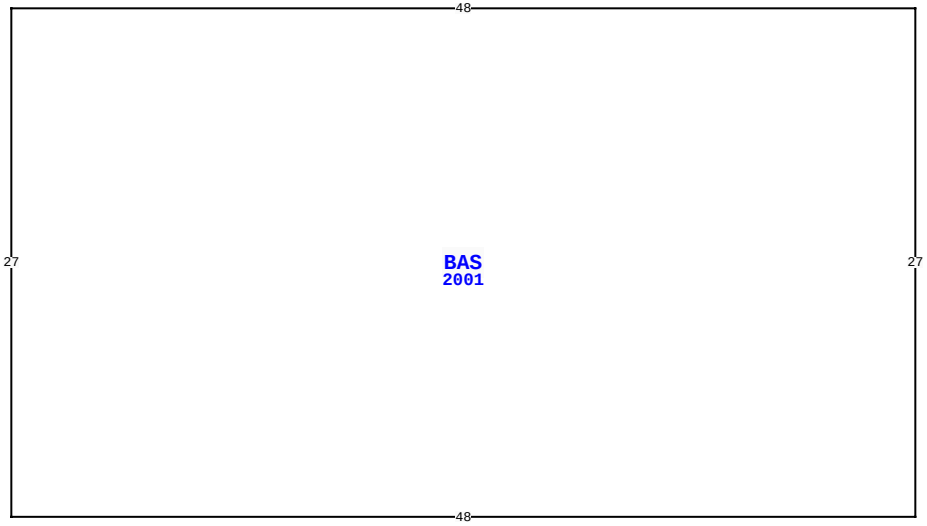
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	2001	1,296	57,001
TOTALS	1,296			1,296	57,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	123.2000	104.72	135,717	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2002 Heated Area: 1296 HX Base Yr 2002



58042 COOPERS NECK RD, HILLIARD

BLD DATE	04/30/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,001
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		153,660
TOTAL MARKET VALUE		213,426
SOH/AGL Deduction		115,807
ASSESSED VALUE		97,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,897
TOTAL JUST VALUE		213,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992604	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0009	11/19/2001	WD	Q	I		46,400
GRANTOR: HERRING CARL AUGUSTUS						
GRANTEE: MOORE MAURICE E SR						
0317/0312	7/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 N27$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1941	1941	3	100	500	
2	0940	SHEDS/PORT	0	100	11	16	176.00	SF	21.30	21.30	100	2005	2005	3	22	825	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	7.88	AC		1.00	1.00	1.00	19,500.00	19,500.00	153,660							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 7.88 Total Land Value: 153,660 Market: 0 Agricultural: 0 Common: 153,660 PRINTED 07/30/2025 BY SYS