PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2131/71
(EX UTIL ESMT IN OR 1629/1897)

LANGSTON DONNA KAY L/E/
30709 NELSON ROAD
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

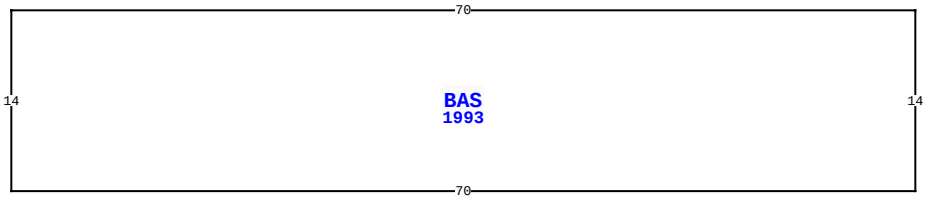
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1993	980	21,638
TOTALS	980			980	21,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	92.0000	73.60	72,128	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 980 HX Base Yr 1989



30709 NELSON 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		21,638
TOTAL MARKET OB/XF VALUE		661
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		72,699
SOH/AGL Deduction		49,908
ASSESSED VALUE		22,791
TOTAL EXEMPTION VALUE	HX HB	22,791
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		72,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0071	6/29/2017	QC	U	I	11	100
GRANTOR: LANGSTON DONNA KAY						
GRANTEE: LANGSTON DONNA KAY						
1683/1138	6/17/2010	QC	U	I	11	100
GRANTOR: CARROLL EDNA J						
GRANTEE: LANGSTON DONNA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S14 E70 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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
2	0810	CONCRETE A	0	100	0	0	217.00	SF	6.50	6.50	100	1985	1985	3	44	621	

LAND DESCRIPTION

TOTAL OB/XF 661

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	0005	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS