PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 1233/971
{1984 BELM SW}

COX LONNIE
30727 NELSON ROAD
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

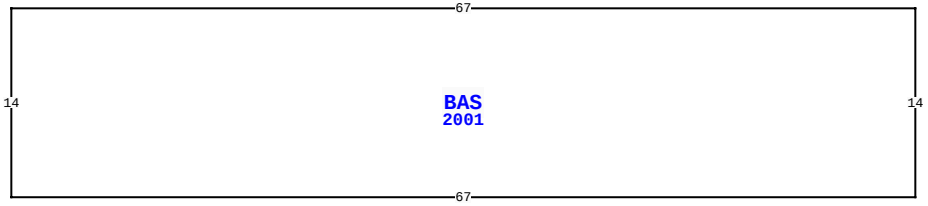
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2001	938	23,142
TOTALS	938			938	23,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	938	102.8000	82.24	77,141	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 938 HX Base Yr



30803 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	23,142
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	66,342
SOH/AGL Deduction	24,948
ASSESSED VALUE	41,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,394
TOTAL JUST VALUE	66,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0971	5/26/2004	WD	U	I	07	100
GRANTOR: CRIBBS MARION B & RUB						
GRANTEE: NELSON MARGIE L/E &						
1224/1733	4/22/2004	WD	U	I	12	25,200
GRANTOR: CRIBBS MARION B & RUB						
GRANTEE: NELSON MARGIE LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W67 S14 E67 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.64	AC		1.00	1.00	1.50	45,000.00	67,500.00	43,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.64 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/30/2025 BY SYS