PARCEL 1-1 SECT 49-4N-25E &
PARCEL 1-2 SECT 38-4N-25E
R407704 & R407705

TAYLOR LANA H
49174 RESORT ROAD
HILLIARD, FL 32046

**2025**

**49-4N-25-0000-0001-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

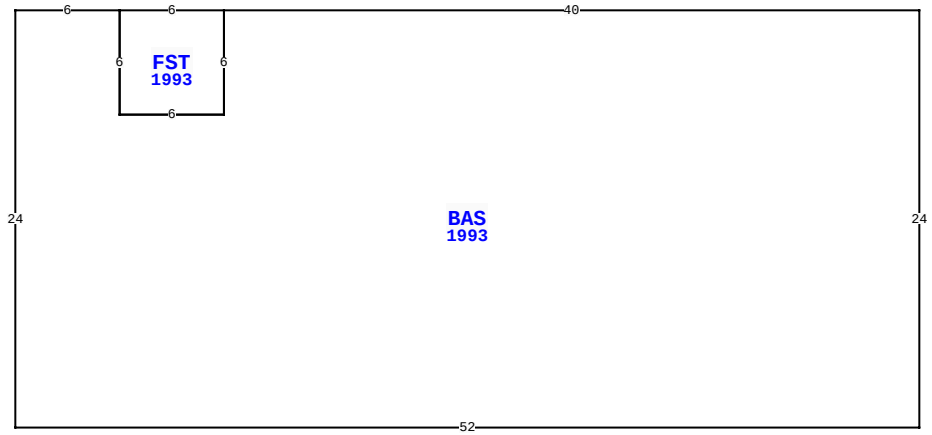
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,212 | 100 | 1993 | 1,212 | 33,393 |
| FST | 36 | 65 | 1993 | 23 | 634 |
| TOTALS | 1,248 | | | 1,235 | 34,027 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,235 | 114.8000 | 91.84 | 113,422 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1990 Heated Area: 1212 HX Base Yr 1990




### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,027 |
| TOTAL MARKET OB/XF VALUE | | 5,110 |
| TOTAL LAND VALUE - MARKET | | 123,000 |
| TOTAL MARKET VALUE | | 162,137 |
| SOH/AGL Deduction | | 105,984 |
| ASSESSED VALUE | | 56,153 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 41,153 |
| BASE TAXABLE VALUE | | 15,000 |
| TOTAL JUST VALUE | | 162,137 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 108,822 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/0797 | 3/31/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: TAYLOR LANA H | | | | | | |
| GRANTEE: TAYLOR LANA H & KEN | | | | | | |
| 1139/1956 | 5/27/2003 | QC | Q | I | 01 | 100 |
| GRANTOR: TAYLOR KENT | | | | | | |
| GRANTEE: TAYLOR LANA H | | | | | | |

49174 RESORT RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### 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 | 4 | 8 | 32.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 64 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 24 | 288.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 576 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 20 | 160.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 643 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 210.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 84 | 1,235 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 12 | 16 | 192.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 422 | |

### BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W6 S6 E6 N6$ S6 W6N6 W6 S24 E52 N24$.

### LAND DESCRIPTION

TOTAL OB/XF 5,110

| 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 | 4.10 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 123,000 | | | | | | | |

REVIEW DATE 04/08/2024 BY TWA Total Acres: 4.10 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 07/30/2025 BY SYS