LOT 37, N'LY 42.88FT OF LOT 38
(EX E'LY 146.81 FT)
FLOOD SURVEY UNR

HILL CHADWICK
1835 E 38TH AVE
DENVER, CO 80205

2025

52-3N-27-4890-0037-0010

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

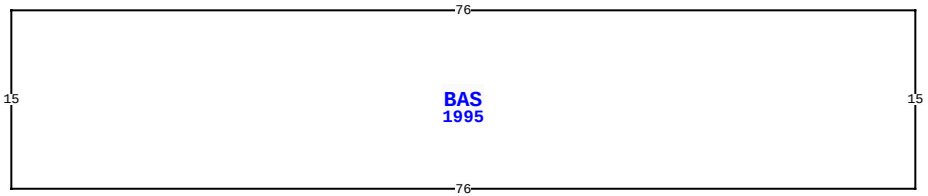
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1995	1,140	44,853
TOTALS	1,140			1,140	44,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	105.2000	89.42	101,939	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,853
TOTAL MARKET OB/XF VALUE	614
TOTAL LAND VALUE - MARKET	79,050
TOTAL MARKET VALUE	124,517
SOH/AGL Deduction	17,017
ASSESSED VALUE	107,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,500
TOTAL JUST VALUE	124,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0532	7/21/2021	WD	Q	I	05	250,000

GRANTOR: HERBERT MITCHELL & MA
GRANTEE: HILL CHADWICK

86266 WELDON AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S15 E76 N15$.

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	0	12	10	120.00	SF	10.00	10.00	100	2003	2003	3	20	240	
2	1242	WD DECK A	0	0	0	0	156.00	SF	10.00	10.00	100	2006	2006	3	24	374	

LAND DESCRIPTION

TOTAL OB/XF 614

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	RM	0.00	0.00	0.93	AC		1.00	1.00	1.00	85,000.00	85,000.00	79,050							

REVIEW DATE 07/22/2022 BY NW Total Acres: 0.93 Total Land Value: 79,050 Market: 0 Agricultural: 0 Common: 79,050 PRINTED 07/30/2025 BY SYS