PT OF N615 FT OF W2078.52 FT
OF S1/2 IN OR 1995/1000
2001 FLEET DW/MH

TAYLOR ASHLEY DIANNE
29916 PO RD
HILLIARD, FL 32046

**2026**

**04-3N-23-0000-0002-0040**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

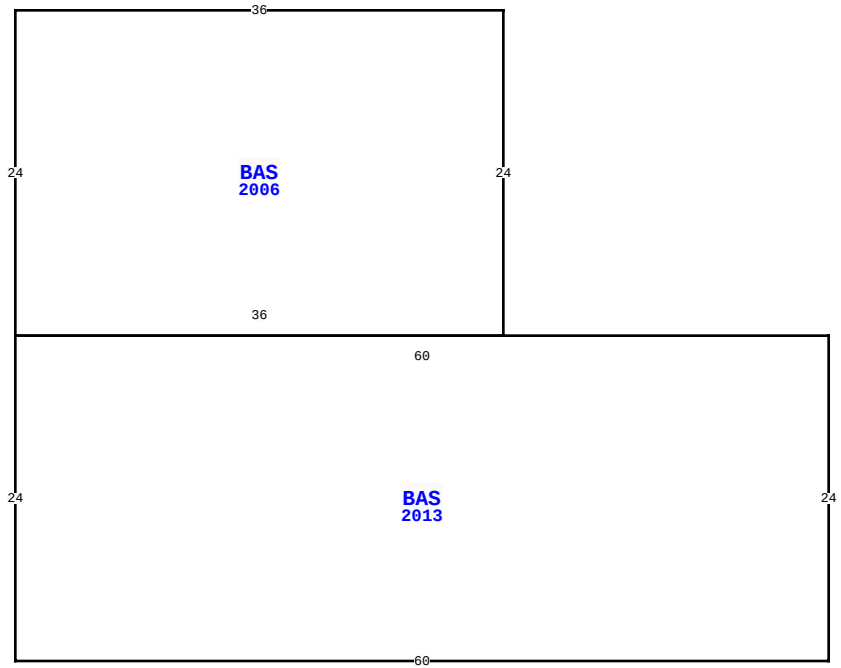
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 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 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | 2006 | 864 | 38,936 |
| BAS | 1,440 | 100 | 2013 | 1,440 | 64,893 |
| TOTALS | 2,304 | | | 2,304 | 103,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,304 | 113.8000 | 102.42 | 235,976 | 2001 | 2001 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ 100% - 2007 Heated Area: 2304 HX Base Yr 2007




29916 PO RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | 03/13/2007 JH | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 103,829 |
| TOTAL MARKET OB/XF VALUE | | 954 |
| TOTAL LAND VALUE - MARKET | | 103,600 |
| TOTAL MARKET VALUE | | 208,383 |
| SOH/AGL Deduction | | 115,718 |
| ASSESSED VALUE | | 92,665 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 41,254 |
| TOTAL JUST VALUE | | 208,383 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 214,558 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4741 | MH MOVE-ON | 0 | 04/26/2006 |
| E16807 | ELEC OTHER | 0 | 02/01/2006 |
| M11115 | TANKS/BLRS | 0 | 02/01/2006 |
| P10790 | OTHER | 0 | 02/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1995/1000 | 7/29/2015 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BRIAN D & ASHL | | | | | | |
| GRANTEE: TAYLOR ASHLEY DIANN | | | | | | |
| 1414/0084 | 5/22/2006 | WD | U | V | 07 | 100 |
| GRANTOR: GUYNN FLOYD RANDALL | | | | | | |
| GRANTEE: TAYLOR BRIAN D & AH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W36 S24 BAS=[YR=2013] S24 E60 N24 W60 $ E36 N24 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 17 | 17 | 289.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 22 | 954 | |

## LAND DESCRIPTION

TOTAL OB/XF 954

| 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 | 0007 | OR | 0.00 | 0.00 | 3.70 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 103,600 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.70 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/09/2026 BY SYS