BLOCK 66 W1/2 OF LOT 2
IN OR 999/139
1983 CATALINA SW/MH

ROSS SYLVESTER JR
P O BOX 1534
HILLIARD, FL 32046

**2026**

**08-3N-24-2380-0066-0022**

## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

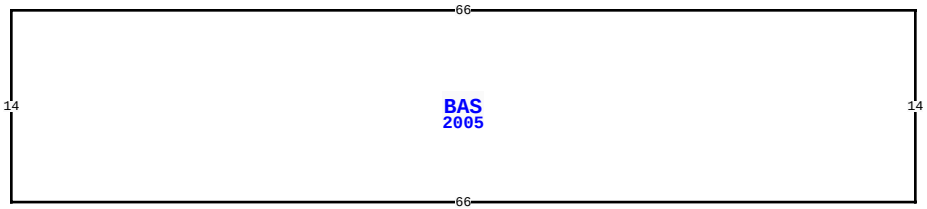
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 2005 | 924 | 23,138 |
| TOTALS | 924 | | | 924 | 23,138 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 98.2000 | 83.47 | 77,126 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 2025 Heated Area: 924 HX Base Yr 2025




## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 23,138 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 36,225 |
| TOTAL MARKET VALUE | | 59,363 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 59,363 |
| TOTAL EXEMPTION VALUE | HX HB SX | 59,363 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 59,363 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 58,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0188 | MH MOVE-ON | 0 | 12/28/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0999/0139 | 7/24/2001 | QC | Q | I | 01 | 100 |

GRANTOR: ROSS SYLVESTER SR
GRANTEE: ROSS SYLVESTER JR

37329 W SEVENTH ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W66 S14 E66 N14$ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | R-3 | 105.00 | 204.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 345.00 | 345.00 | 36,225 | | | | | | | |

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 07/09/2026 BY SYS