PT OF LOTS 5 & 6
IN OR 688/1992
CORNWALL SURVEY S/D OF

AKIN MELISA JUNE
PO BOX 217
HILLIARD, FL 32046-0217

2026

16-3N-24-2020-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

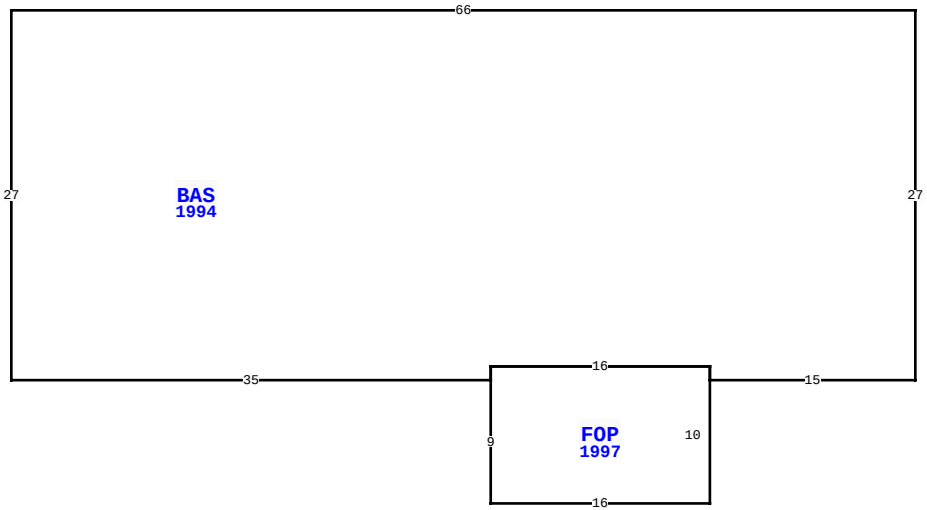
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,766	100	1994	1,766	59,603
FOP	160	30	1997	48	1,620
TOTALS	1,926			1,814	61,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,814	125.0000	112.50	204,075	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1766 HX Base Yr



3779 FORBIDDEN LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,222
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		105,280
TOTAL MARKET VALUE		172,082
SOH/AGL Deduction		85,483
ASSESSED VALUE		86,599
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		30,188
TOTAL JUST VALUE		172,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0688/1992	9/24/1993	WD	Q	V		25,000

GRANTOR: ZORTEA NELLO & M E

GRANTEE: AKIN ALBERT & MELIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S27 E35 FOP=[YR=1997] S9 E16 N10 W16 S1 $ N1 E16 S1 E15 N27 $.

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	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1994	1994	3	20	4,032	
3	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	1995	1995	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	28,000.00	28,000.00	105,280							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 3.76 Total Land Value: 105,280 Market: 0 Agricultural: 0 Common: 105,280 PRINTED 07/09/2026 BY SYS