LOT 12
IN OR 2035/1461
2002 KING DW/MH

FLA TRUST SERV LLC TRTEE OF FLORIDA LAND TRT NO: 5
PO BOX 6367
JACKSONVILLE, FL 32236

2026

19-4N-24-1212-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

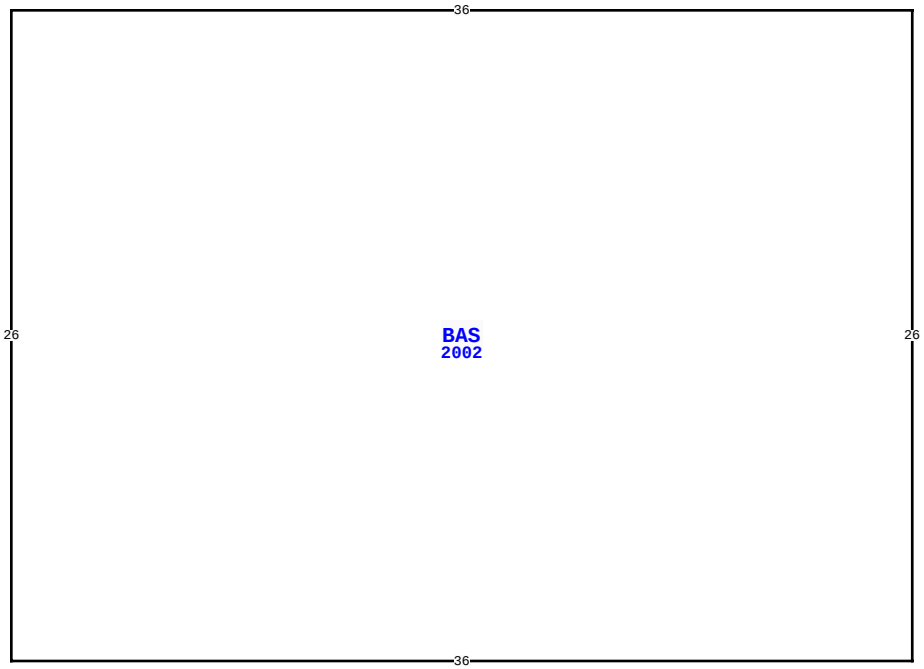
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2002	936	45,028
TOTALS	936			936	45,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	116.2000	104.58	97,887	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 0% - 0 Heated Area: 936 HX Base Yr



553894 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,028
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	101,028
SOH/AGL Deduction	0
ASSESSED VALUE	101,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,028
TOTAL JUST VALUE	101,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023734	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1461	3/23/2016	CT	U	I	18	20,300
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1587/1374	10/01/2008	WD	Q	I		89,500
GRANTOR: VANDENBERGHE ERIC J						
GRANTEE: ABBOTT MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S26 E36 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0004	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.40 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 07/09/2026 BY SYS