PT OF S1/2 OF S1/2 OF NE1/4 OF
NE1/4 OF SEC 20-3N-24E IN
IN OR 1599/1582

PETERSON DAVID W
38008 ELSIE LANE
HILLIARD, FL 32046

2026

20-3N-24-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

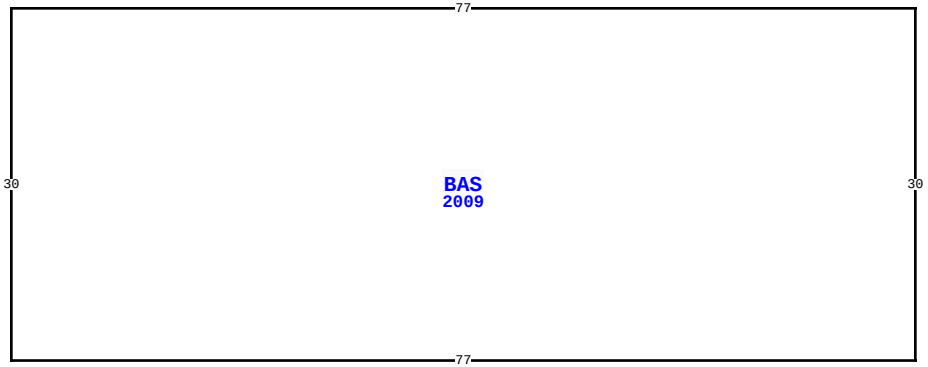
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2009	2,310	135,983
TOTALS	2,310			2,310	135,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,310	116.8000	105.12	242,827	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 0% - 2010 Heated Area: 2310 HX Base Yr 2010



38008 ELSIE LN, 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		174,503
TOTAL MARKET OB/XF VALUE		9,878
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		268,381
SOH/AGL Deduction		70,983
ASSESSED VALUE		197,398
TOTAL EXEMPTION VALUE	HX HB	46,670
BASE TAXABLE VALUE		150,728
TOTAL JUST VALUE		268,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1599/1582	1/06/2009	QC	U	V	11	100

GRANTOR: GARDNER CLYDE C & ELS
GRANTEE: PETERSON DAVID W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W77 S30 E77 N30$.

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	0510	GARAGE WD-	0	100	36	12	432.00	SF	35.00	35.00	100	2009	2009	3	48	7,258	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2010	2010	3	35	840	

LAND DESCRIPTION

TOTAL OB/XF 9,878

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	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS

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Quality	03	Quality Level 03

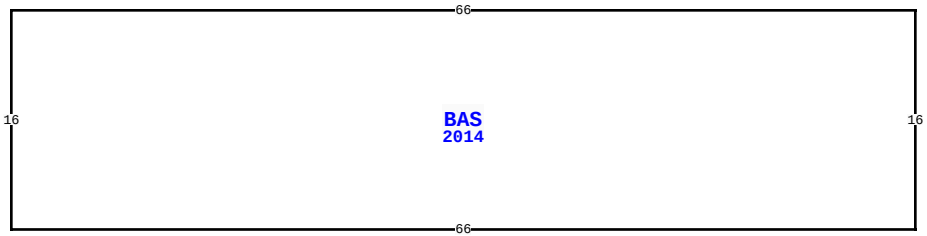
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2014	1,056	38,520
TOTALS	1,056			1,056	38,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	115.8000	104.22	110,056	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 100% - 2010 Heated Area: 1056 HX Base Yr 2010



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GRANTOR: GARDNER CLYDE C & ELS
GRANTEE: PETERSON DAVID W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S16 E66 N16$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS