PT OF E1/2 OF W1/2 OF SW1/4
IN OR 2634/1549

SOPATA NICHOLAS JEFFREY & HELEN LUU
18250 BROKEN ARROW RD
HILLIARD, FL 32046

2026

27-4N-23-0000-0008-0040

BUILDING CHARACTERISTICS

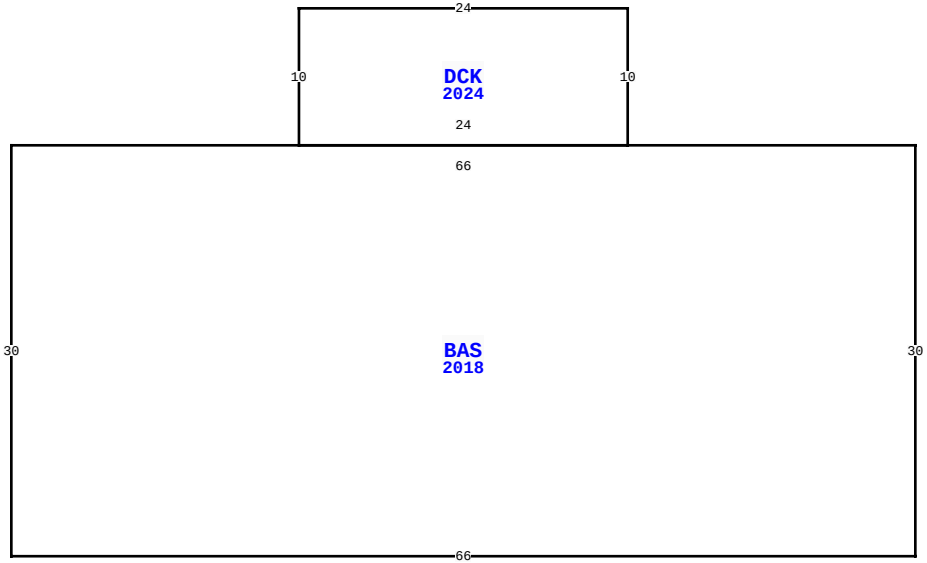
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	1,980	100	2018	1,980	189,944
DCK	240	15	2024	36	3,454
TOTALS	2,220			2,016	193,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	125.4000	112.86	227,526	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2026 Heated Area: 1980 HX Base Yr



18250 BROKEN ARROW RD, HILLIARD

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,397
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		106,680
TOTAL MARKET VALUE		303,472
SOH/AGL Deduction		0
ASSESSED VALUE		303,472
TOTAL EXEMPTION VALUE	13	303,472
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		303,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009716	CO ISSUED	0	09/24/2018
18008043	MH MOVE-ON	0	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1549	4/21/2023	WD	Q	I	01	340,000
GRANTOR: ROBINSON MICHAEL L SR						
GRANTEE: SOPATA NICHOLAS JEF						
2183/1465	3/07/2018	WD	Q	V	01	50,000
GRANTOR: TOMBERLIN LAUREN M F/						
GRANTEE: ROBINSON MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W66 S30 E66 N30 $
DCK=[YR=2024;ORIG=-45,-10] E24 S10 W24 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	0005	OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	21,000.00	21,000.00	106,680							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.08 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680 PRINTED 07/09/2026 BY SYS