PT OF NW1/4 OF SW1/4 OF
SEC 34-2N-23E IN OR 1963/1450
& ESMT IN OR 342/308)

BEASLEY ASHLEY LYNN
P O BOX 971
CALLAHAN, FL 32011

2026

34-2N-23-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

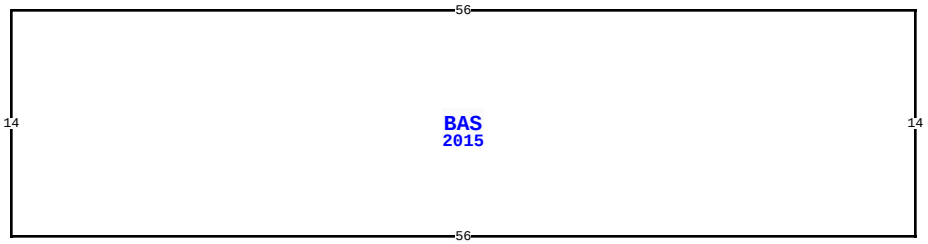
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2015	784	19,856
TOTALS	784			784	19,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	93.8000	84.42	66,185	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2017 Heated Area: 784 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,260
TOTAL MARKET VALUE		147,116
SOH/AGL Deduction		89,100
ASSESSED VALUE		58,016
TOTAL EXEMPTION VALUE	HX HB	33,016
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155634	CO ISSUED	0	12/10/2015
MH155634	MH MOVE-ON	0	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1908	11/03/2022	QC	U	I	11	100
GRANTOR: BEASLEY RONALD GILBER						
GRANTEE: BEASLEY ASHLEY LYNN						
1963/1450	2/10/2015	WD	U	I	11	100
GRANTOR: CONNER RICHARD A						
GRANTEE: BEASLEY RONALD GILB						

14432 RUTH LN, HILLIARD

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S14 E56 N14$.

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	100	0005	OR	0.00	0.00	6.06	AC		1.00	1.00	1.00	21,000.00	21,000.00	127,260							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.06 Total Land Value: 127,260 Market: 0 Agricultural: 0 Common: 127,260 PRINTED 07/09/2026 BY SYS