

PT NW1/4 OF SW1/4
SEC 3-2N-23E IN OR 2489/604
(EX PT IN OR 2614/1484)

FOURNIER LORAINE L/E/
25014 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0007-0050



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 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	47,713
TOTALS	1,152		1,152	47,713

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
4	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3 20

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.80	AC		1.00	1.00

REVIEW DATE 02/08/2023 BY WWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,152	118.0000	76.70	88,358	1993	2003	0	0	0	46.00	54.00	
1 M/H 93- - 100% - 0 Heated Area: 1152 HX Base Yr													
24 48 24 48 BAS 1993													
25014 CR 121, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF 160													
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
4	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3 20

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4	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3 20

Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		47,713	
TOTAL MARKET OB/XF VALUE		160	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		101,873	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,873	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		51,873	
TOTAL JUST VALUE		101,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003160	MH MOVE-ON	0	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2489/0604	5/11/2021	WD	U	I	11	100	
GRANTOR: FOURNIER LORENE A/K/A							
GRANTEE: KRAL KEITH & WENDY							
2489/0601	5/11/2021	QC	U	I	11	100	
GRANTOR: KRAL KEITH							
GRANTEE: FOURNIER LORENE A/K							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W48 S24 E48 N24\$.													

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							

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