PT GOVT LOTS 2,4 & 5 OF
SEC 7-4N-24E IN OR 2050/1226
{1999 SKYO DW/MH}

LOWDENSLAGER AMANDA G & DALTON
29053 PIGEON CREEK RD
HILLIARD, FL 32046

2023

07-4N-24-0000-0006-0020

BUILDING CHARACTERISTICS

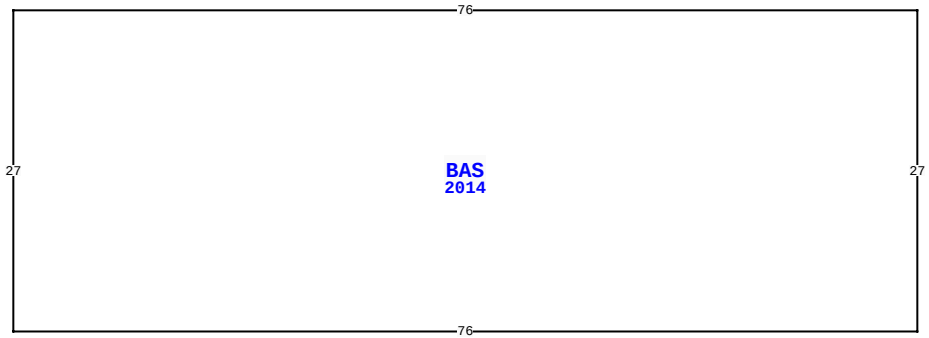
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	2,052	100	2,052	118,532
TOTALS	2,052		2,052	118,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	147.3600	103.15	211,664	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2017 Heated Area: 2052 HX Base Yr 2017



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,532
TOTAL MARKET OB/XF VALUE		27,636
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		177,368
SOH/AGL Deduction		92,208
ASSESSED VALUE		85,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,160
TOTAL JUST VALUE		177,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003316	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1226	5/26/2016	WD	Q	I	01	85,000
GRANTOR: CRIBB LARRY C & VICKI						
GRANTEE: LOWDENSLAGER AMANDA						
2022/0096	11/20/2015	SW	U	I	12	23,000
GRANTOR: CWMBS REPERFORMING LO						
GRANTEE: CRIBB LARRY C & VIC						

29053 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	1999	1999	3	84	2,940	
2	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2016	2016	3	84	24,696	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 27,636

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 10/04/2019 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS