

NELSON FREDDIE JACKSON
29304 PIGEON CREEK RD
HILLIARD, FL 32046

2023

07-4N-24-0000-0006-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 70

Interior Wall04PLYWOOD 30

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
0 100
0 100

Quality06Quality Level 06

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2161001,21665,068

FOP104301,659

TOTALS1,3201,24766,727

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,247152.8800107.02133,4542001200100050.0050.00

M/H 94+ - 0% - 0Heated Area: 1216HX Base Yr

BAS2001

FOP2001

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/13/2023MLU

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200120013863,010

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00005OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

REVIEW DATE10/27/2017BYTWXTotal Acres: 2.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE66,727

TOTAL MARKET OB/XF VALUE3,010

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE129,737

SOH/AGL Deduction18,536

ASSESSED VALUE111,201

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE111,201

TOTAL JUST VALUE129,737

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE101,092

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2510/014110/29/2021WDQI01120,000

GRANTOR: DIXON ELAINE

GRANTEE: NELSON FREDDIE JACK

2482/01927/26/2021FJU I 110

GRANTOR: PADGETT LONNIE M EST

GRANTEE: DIXON ELAINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S16 E 41 FOP=[YR=2001] S8 E13 N8 W13\$ E35 N16\$.