

PT GOVT LOT 4 OF SEC 7-4N-24E
IN OR 1001/1
{2000 FLTWD-DW}

WATERS VINCENT D/WATERS CHRISTAL N
29136 PIGEON CREEK RD
HILLIARD, FL 32046

2023

07-4N-24-0000-0006-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

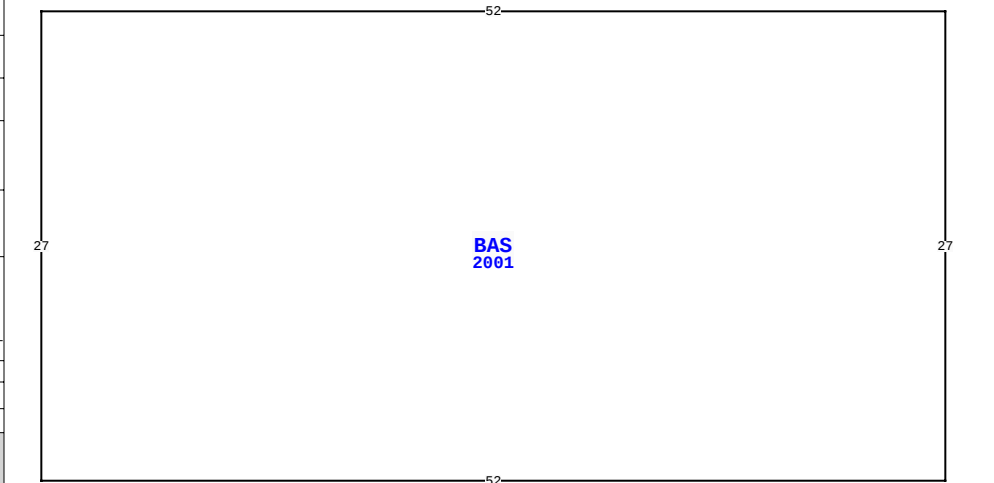
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	55,315
TOTALS	1,404		1,404	55,315

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.58

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,404	117.2600	82.08	115,240	2000	2000	0	0
1 M/H 94+ - 100% - 2002					Heated Area: 1404		HX Base Yr 2002		



29136 PIGEON CREEK RD, HILLIARD									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					06/13/2023 MLU				

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0751	UOP	0 100	16	12	192.00	SF	10.00	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.58

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1 4
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					55,315				
TOTAL MARKET OB/XF VALUE					576				
TOTAL LAND VALUE - MARKET					77,400				
TOTAL MARKET VALUE					133,291				
SOH/AGL Deduction					75,058				
ASSESSED VALUE					58,233				
TOTAL EXEMPTION VALUE					38,233				
BASE TAXABLE VALUE					20,000				
TOTAL JUST VALUE					133,291				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					104,879				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1001/0001	8/02/2001	WD	U	I	13	29,900	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: WATERS VINCENT D &							
0944/1429	8/14/2000	WD	U	V	19	21,300	
GRANTOR: HADDOCK JOSEPH W							
GRANTEE: HIGGINBOTHAM ALBERT							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W52 S27 E52 N27\$.									