PT GOVT LOT 4 OF SEC 7-4N-24E
IN OR 2476/1999
{N89955A & N89955B}

SLATE LARRY W
29085 PIGEON CREEK RD
HILLIARD, FL 32046

2023

07-4N-24-0000-0006-0130

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

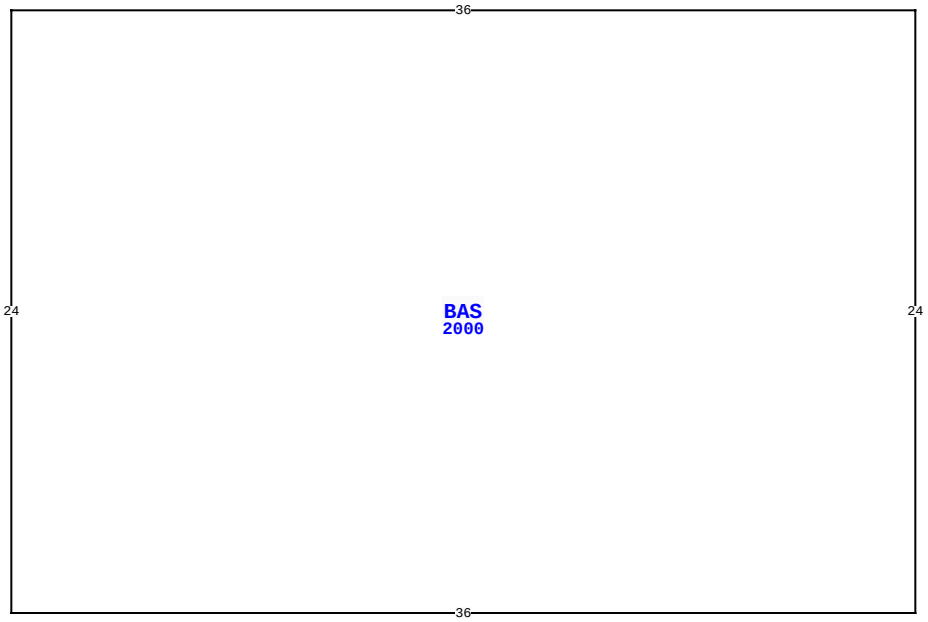
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	80,577
TOTALS	864		864	80,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	143.2600	100.28	86,642	2000	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 864 HX Base Yr 2022



29085 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,577
TOTAL MARKET OB/XF VALUE		10,041
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		121,218
SOH/AGL Deduction		19,107
ASSESSED VALUE		102,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,111
TOTAL JUST VALUE		121,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/1999	6/30/2021	WD	Q	I	01	135,000
GRANTOR: COOK TRISTON J						
GRANTEE: SLATE LARRY W						
2376/0120	7/13/2020	WD	Q	I	01	95,000
GRANTOR: DYAL ZACHARY J & JESS						
GRANTEE: COOK TRISTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S24 E36 N24 $.

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	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2002	2002	3	32	691	
3	0753	UEP	0	100	20	12	240.00	SF	22.00	22.00	100	2017	2017	3	87	4,594	
4	1242	WD DECK A	0	100	0	0	580.00	SF	10.00	10.00	100	2017	2017	3	82	4,756	

LAND DESCRIPTION

TOTAL OB/XF 10,041

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		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 08/02/2023 BY SYS