PT OF SE1/4 OF NW1/4 OF
SEC 10-2N-23E IN OR 390/677 &
OR 1605/367

SHAW GERALD W & ALICE M/
24020 COUNTY ROAD 121
HILLIARD, FL 32046

2023

10-2N-23-0000-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

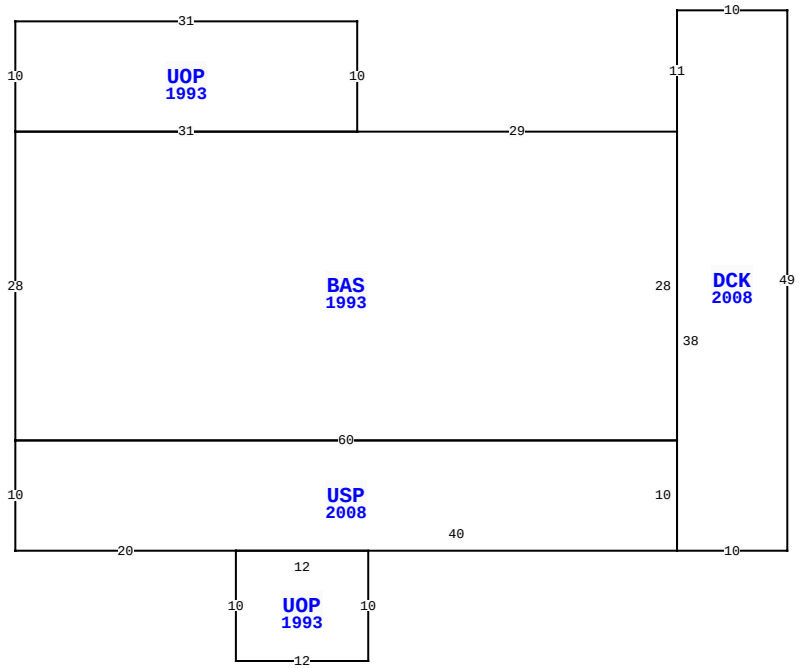
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	38,657
DCK	490	15	74	1,703
UOP	120	25	30	690
UOP	310	25	78	1,795
USP	600	50	300	6,903
TOTALS	3,200		2,162	49,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,162	118.0000	76.70	165,825	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



25002 WILSON CARROLL LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,748
TOTAL MARKET OB/XF VALUE		3,512
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		126,760
SOH/AGL Deduction		68,931
ASSESSED VALUE		57,829
TOTAL EXEMPTION VALUE	HX HB	32,829
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983175	H/AC	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0390/0677	6/01/1983	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W10 S11 BAS=[YR=1993] W29 UOP=[YR=1993] N10 W31 S10 E31$ W31 S28 USP=[YR=2008] S10 E20 UOP=[YR=1993] S10 E12 N10 W12$ E40 N10 W60$ E60 N28$ S38 E10 N49$.

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	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	100	2000	2000	3	20	600	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
4	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2000	2000	3	20	832	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 3,512

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,500							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 2.45 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS