LOT 2
HENDRICKS ACRES PB 6/91

HERRIN HOPE LEE
151044 CR 108
HILLIARD, FL 32046

2023

10-3N-24-073A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

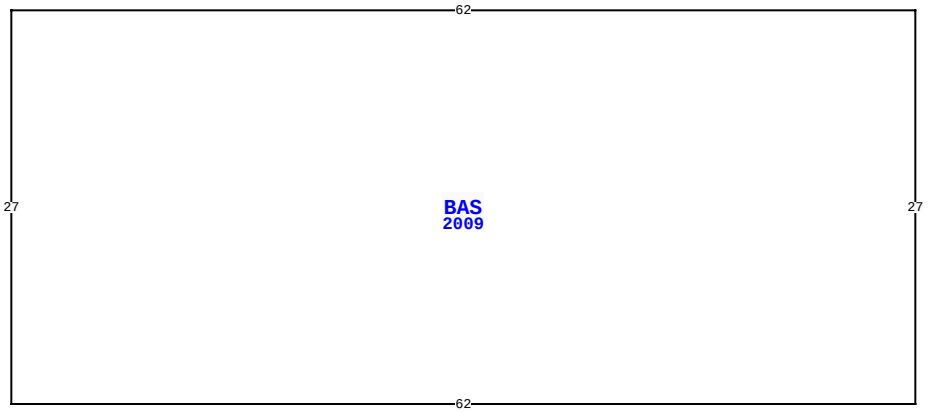
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	40,237
TOTALS	1,674		1,674	40,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,674	81.7600	57.23	95,803	2007	2007	0	0	20	38.00	42.00

1 M/H 94+ – 100% - 2022 Heated Area: 1674 HX Base Yr 2022



151044 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,237
TOTAL MARKET OB/XF VALUE		778
TOTAL LAND VALUE - MARKET		31,800
TOTAL MARKET VALUE		72,815
SOH/AGL Deduction		8,957
ASSESSED VALUE		63,858
TOTAL EXEMPTION VALUE	HX HB WX	43,858
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		72,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5149	CO ISSUED	0	01/07/2009
E21503	ELEC OTHER	0	12/01/2008
E21465	ELEC OTHER	0	12/01/2008
M14279	MECH OTHER	0	12/01/2008
P13587	OTHER	0	12/01/2008
MH085149	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0128	3/02/2021	WD	Q	I	01	74,000
GRANTOR: FRANKLIN MICHAEL C						
GRANTEE: HERRIN HOPE LEE						
1913/0560	4/21/2014	CT	U	I	18	30,000
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W62 S27 E62 N27$.

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	22.50	22.50	100	2004	2004	3	24	778	

LAND DESCRIPTION

TOTAL OB/XF 778

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	0004		0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS