LOT 5
IN OR 2373/1677
HENDRICKS ACRES PB 6/91

BRIGHT DAVID E & SHEILA M
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2023

10-3N-24-073A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

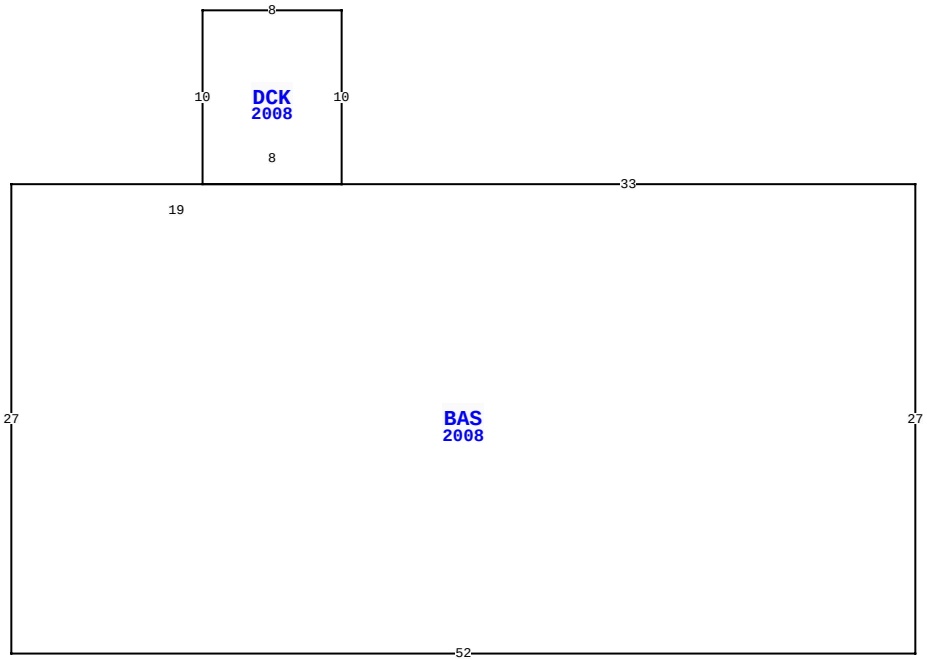
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,404	100	1,404	28,501
DCK	80	15	12	244
TOTALS	1,484		1,416	28,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,416	116.0000	81.20	114,979	2001	2001	0	0	25	50.00	25.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



BLD DATE	12/30/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

151060 CR 108, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,745
TOTAL MARKET OB/XF VALUE	4,275
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	63,020
SOH/AGL Deduction	4,353
ASSESSED VALUE	58,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,667
TOTAL JUST VALUE	63,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24172	ADDITION	5,567	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1677	7/06/2020	WD	Q	I	01	58,000
GRANTOR: PURVIS SYBIL H & WILL						
GRANTEE: BRIGHT DAVID E & SH						
1666/1916	3/09/2010	WD	U	I	12	36,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PURVIS SYBIL H & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W33 DCK=[YR=2008] N10 W8 S10 E8$ W19 S27 E52 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
1	1242	WD DECK A	0	0	23	11	253.00	SF	10.00	10.00	100	2010	2010	3	50	1,265	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 4,275

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	0	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS