IN OR 1670/548
IN SEC 11 & 50
R106457 & R106458

EASON JOHNNY S & MARGIE A
241987 CR 121
HILLIARD, FL 32046

2023

11-4N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	04	DIST 01 100
Quality	03	Quality Level 03

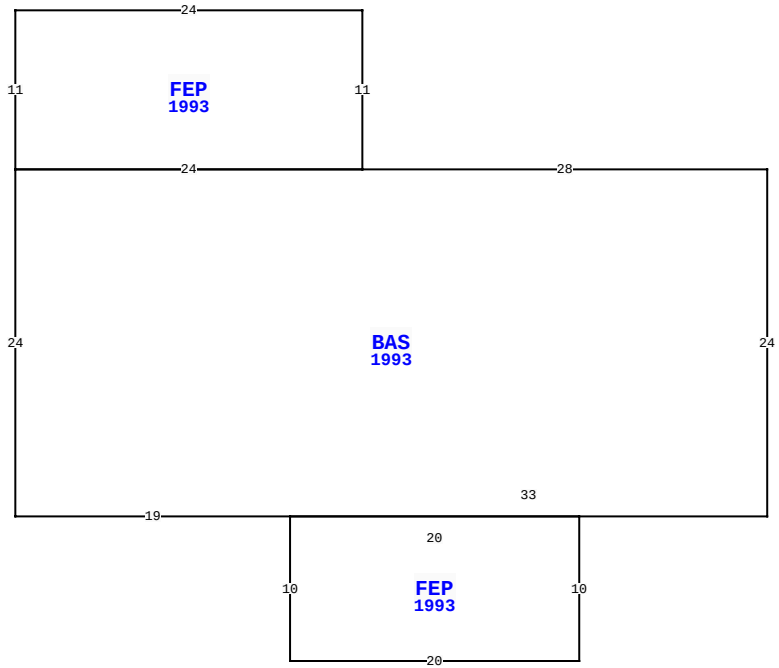
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	24,725
FEP	200	85	170	3,368
FEP	264	85	224	4,438
TOTALS	1,712		1,642	32,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,642	101.6000	66.04	108,438	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 1642 HX Base Yr 2012



241987 CR 121, 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		32,531
TOTAL MARKET OB/XF VALUE		6,634
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		70,065
SOH/AGL Deduction		37,451
ASSESSED VALUE		32,614
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,614
TOTAL JUST VALUE		70,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/0548	3/19/2010	WD	U	I	11	41,000
GRANTOR: BROCK CHAD W						
GRANTEE: EASON JOHNNY S & MA						
1635/0263	8/07/2009	WD	U	I	12	22,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: BROCK CHAD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=1993] N11 W24 S11 E24$ W24 S24 E19 FEP=[YR=1993] S10 E20 N10 W20 $ E33 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	0812	CONCRETE C	0	100	0	0	2,675.00	SF	4.00	4.00	100	1990	1990	3	62	6,634	

LAND DESCRIPTION

TOTAL OB/XF 6,634

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	OR	150.00	300.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS