PT SECS 39 & 11-4N-23E
IN OR 2559/1769

CHRISTENSEN VICTOR A & ESMERALDA S
241997 CR 121
HILLIARD, FL 32046

2023

11-4N-23-0000-0005-0050

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	13	LVT/LAMNT 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	04	Quality Level 04

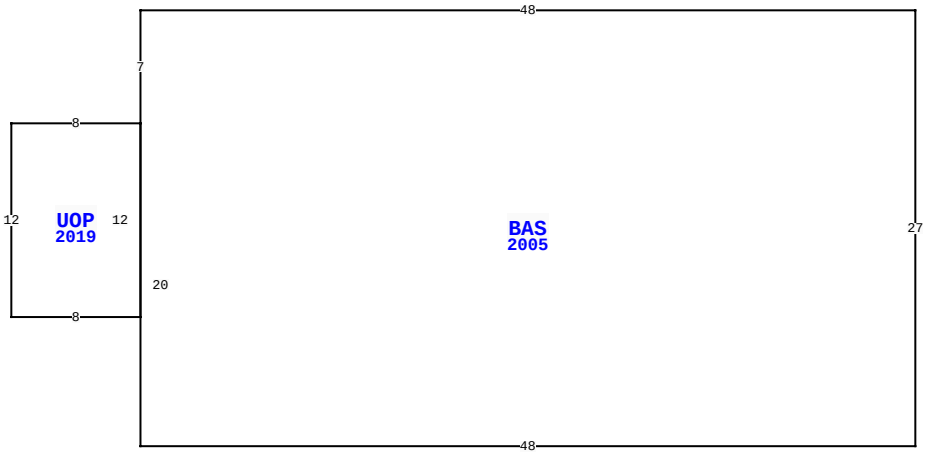
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	66,795
UOP	96	25	24	1,237
TOTALS	1,392		1,320	68,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	126.9400	88.86	117,295	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2023 Heated Area: 1296 HX Base Yr



241997 CR 121, 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	68,031
TOTAL MARKET OB/XF VALUE	432
TOTAL LAND VALUE - MARKET	92,300
TOTAL MARKET VALUE	160,763
SOH/AGL Deduction	0
ASSESSED VALUE	160,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,763
TOTAL JUST VALUE	160,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054665	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1769	4/25/2022	WD	Q	I	01	220,000
GRANTOR: TROUILLE ALTON						
GRANTEE: CHRISTENSEN VICTOR						
2112/1299	4/07/2017	WD	Q	V	01	16,500
GRANTOR: BROCK CHADWICK WHITTE						
GRANTEE: TROUILLE ALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S7 UOP=[YR=2019] W8 S12 E8 N12$ S20 E48 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	8	6	48.00	SF	10.00	10.00	100	2019	2019	3	90	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,800							
2	001000	C	COMMERCIAL	0		CG	0.00	0.00	1.70	AC		1.00	1.00	1.00	25,000.00	25,000.00	42,500							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 3.36 Total Land Value: 92,300 Market: 0 Agricultural: 0 Common: 92,300 PRINTED 08/02/2023 BY SYS