

E1/2 OF SW1/4 OF NE1/4
IN OR 2036/1513
1994 FLEE SW/MH

PHIPPS CHARLENE/SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2023

23-4N-23-0000-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 100	0800	02	977	127.1600	89.01	86,963	1994	1994	0	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0														Heated Area: 924										HX Base Yr									
Roof Cover	01	MINIMUM 100	7 6 UOP 2008 6 21 45 14 33 19 9 UOP 2008 9 19																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 90																																		
Interior Floo	08	SHT VINYL 10																																		
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			04	Quality Level 04																																
DOR CODE			0200 MOBILE HOME																																	
MAP NUM																09																				
NEIGHBORHOOD/LOC			9001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	924	100	924	24,674																																
UOP	42	25	10	267																																
UOP	171	25	43	1,148																																
TOTALS			1,137	977	26,089																															
EXTRA FEATURES			28112 CHARITY LN, HILLIARD																																	
L N	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	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000																						
LAND DESCRIPTION			TOTAL OB/XF 6,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100																			
REVIEW DATE 10/15/2020 BY TWA Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100 PRINTED 08/02/2023 BY SYS																																				

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