PT OF S1/2 OF NW1/4
IN OR 1773/1559 (2004 SKYO DW)
ESMT OR 1182/231

GARDNER DORIS M & PAT C
241824 CR 121
HILLIARD, FL 32046

2023

23-4N-23-0000-0012-0050

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 60
Interior Floo	08	SHT VINYL 40
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	06	Quality Level 06

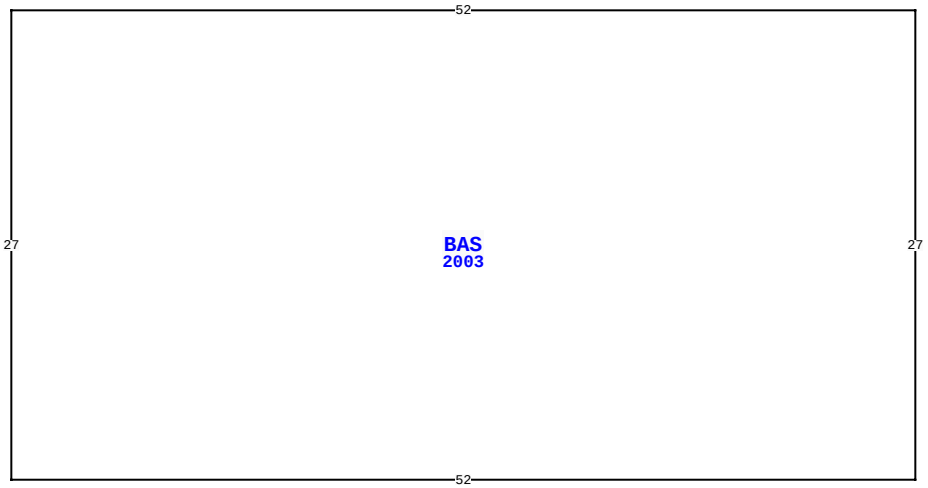
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	80,304
TOTALS	1,404		1,404	80,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	151.3200	105.92	148,712	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2012 Heated Area: 1404 HX Base Yr 2012



241824 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,304
TOTAL MARKET OB/XF VALUE		19,179
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		178,233
SOH/AGL Deduction		101,424
ASSESSED VALUE		76,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,809
TOTAL JUST VALUE		178,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25199	ADDITION	8,119	10/01/2011
MH4244	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1773/1559	10/20/2011	QC	U	I	11	100
GRANTOR: GARDNER DORIS M						
GRANTEE: GARDNER DORIS M & P						
1760/1882	10/20/2011	QC	U	I	98	100
GRANTOR: GARDNER DORIS M						
GRANTEE: GARDNER DORIS M & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 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	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	40	960	
2	0811	CONCRETE B	0	100	25	22	550.00	SF	5.20	5.20	100	2004	2004	3	86	2,460	
3	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	44	1,584	
4	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2015	2015	3	81	14,175	

LAND DESCRIPTION

TOTAL OB/XF 19,179

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,750							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 3.15 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS