NE1/4 OF SE1/4 OF NW1/4
IN OR 2589/1529
EX 13-2 & 13-3

MUSGROVE JEANETTE H L/E/
241842 CR 121
HILLIARD, FL 32046

**2023**

**23-4N-23-0000-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

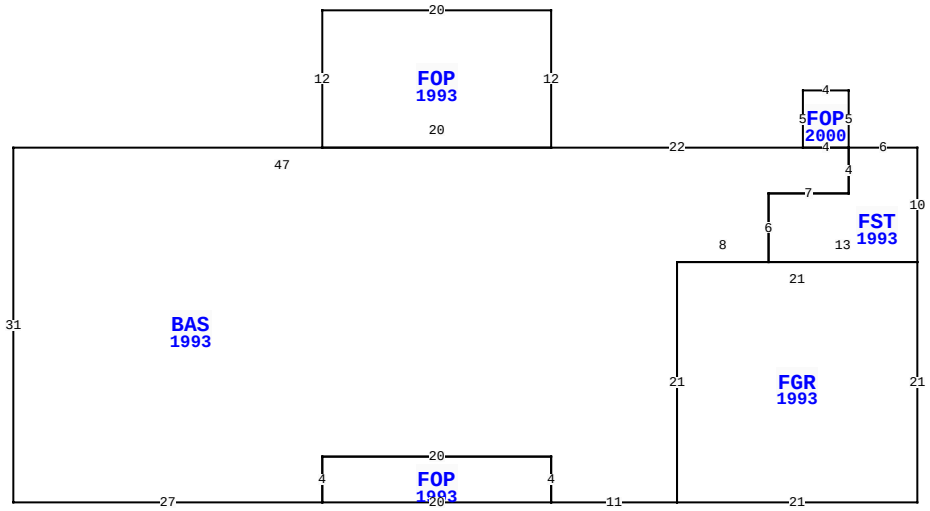
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,826 | 100 | 1,826 | 156,080 |
| FGR | 441 | 55 | 243 | 20,771 |
| FOP | 80 | 30 | 24 | 2,051 |
| FOP | 240 | 30 | 72 | 6,154 |
| FOP | 20 | 30 | 6 | 513 |
| FST | 102 | 55 | 56 | 4,786 |
| TOTALS | 2,709 | | 2,227 | 190,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,227 | 123.9700 | 111.88 | 249,157 | 1990 | 1990 | 0 | 0 | 0 | 23.60 | 76.40 |

1 SINGLE FAM – 100% - 0 Heated Area: 1826 HX Base Yr




241842 CR 121, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,518 |
| TOTAL MARKET OB/XF VALUE | | 5,656 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 395,174 |
| SOH/AGL Deduction | | 173,297 |
| ASSESSED VALUE | | 221,877 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,877 |
| TOTAL JUST VALUE | | 395,174 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5319 | CO ISSUED | 0 | 01/20/2011 |
| E23148 | NEW CONSTR | 0 | 12/01/2010 |
| M15843 | H/AC | 0 | 12/01/2010 |
| P14577 | NEW CONSTR | 0 | 12/01/2010 |
| MH5319 | MH MOVE-ON | 0 | 12/01/2011 |
| MH961471 | MH MOVE-ON | 0 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2589/1529 | 9/08/2022 | WD | U | I | 11 | 100 |

GRANTOR: MUSGROVE JEANETTE H

GRANTEE: WILDES LARRY JOE &

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W6 FOP=[YR=2000] N5 W4 S5 BAS=[YR=1993] W22 FOP=[YR=1993] N12 W20 S12 E20$ W47 S31 E27 FOP=[YR=1993] E20 N4 W20 S4$ N4 E20 S4 E11 FGR=[YR=1993] E21 N21 W21 S21$ N21 E8 N6 E7 N4 W4$ E4$ S4 W7 S6 E13 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 13.20 | 13.20 | 100 | 1989 | 1989 | 3 | 20 | 507 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 70 | 2,450 | |
| 7 | 0350 | CARPORT WD | 0 | 100 | 20 | 45 | 900.00 | SF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 20 | 2,340 | |
| 10 | 0940 | SHEDS/PORT | 0 | 100 | 17 | 8 | 136.00 | SF | 13.20 | 13.20 | 100 | 1990 | 1990 | 3 | 20 | 359 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,656

| 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 | 0005 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 95,000 | | | | | | | |

REVIEW DATE 05/19/2020 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

NE1/4 OF SE1/4 OF NW1/4
IN OR 2589/1529
EX 13-2 & 13-3

MUSGROVE JEANETTE H L/E/
241842 CR 121
HILLIARD, FL 32046

**2023**

**23-4N-23-0000-0013-0000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

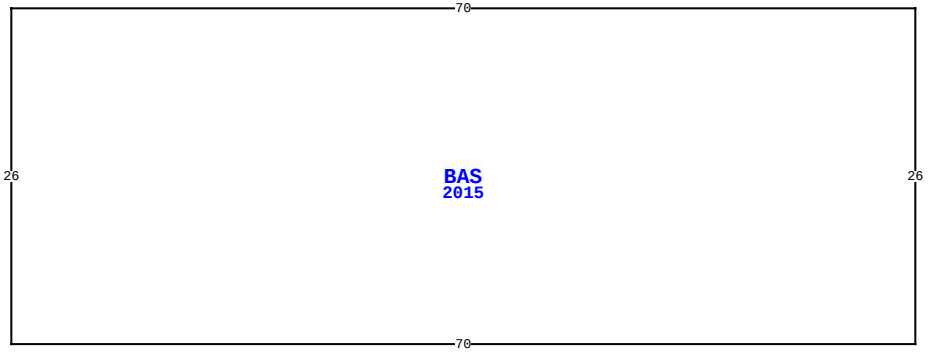
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,820 | 100 | 1,820 | 104,162 |
| TOTALS | 1,820 | | 1,820 | 104,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,820 | 116.8000 | 81.76 | 148,803 | 2011 | 2011 | 0 | 0 | 0 | 30.00 | 70.00 |

3 M/H 94+ – 100% - 0 Heated Area: 1820 HX Base Yr




241842 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 | | 294,518 |
| TOTAL MARKET OB/XF VALUE | | 5,656 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 395,174 |
| SOH/AGL Deduction | | 173,297 |
| ASSESSED VALUE | | 221,877 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,877 |
| TOTAL JUST VALUE | | 395,174 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8610 | XFOB | 3,200 | 01/14/1993 |
| 6225 | NEW CONSTR | 72,232 | 01/17/1990 |
| 7704 | MH MOVE-ON | 34,000 | 02/13/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2589/1529 | 9/08/2022 | WD | U | I | 11 | 100 |

GRANTOR: MUSGROVE JEANETTE H

GRANTEE: WILDES LARRY JOE &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W70 S26 E70 N26$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/19/2020 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS