PT OF LOT 22
1998 BROA SW/MH
IN OR 1648/1399

MONCRIEF WANDA F
241803 CR 121
HILLIARD, FL 32046

2023

23-4N-23-2020-0022-0010

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

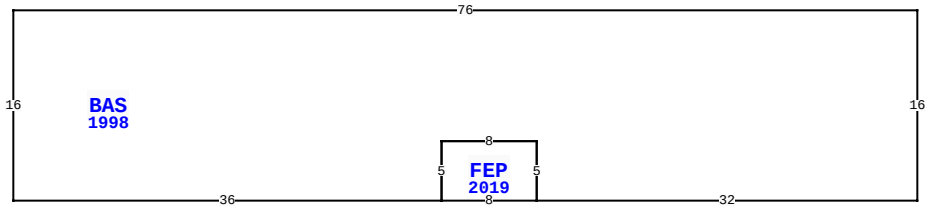
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	46,140
FEP	40	85	34	1,334
TOTALS	1,216		1,210	47,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,210	127.3800	89.17	107,896	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1210 HX Base Yr



241803 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	47,474
TOTAL MARKET OB/XF VALUE	5,793
TOTAL LAND VALUE - MARKET	97,850
TOTAL MARKET VALUE	151,117
SOH/AGL Deduction	43,242
ASSESSED VALUE	107,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,875
TOTAL JUST VALUE	151,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/1399	11/09/2009	WD	Q	I	01	120,000
GRANTOR: LANDRUM A/C INC						
GRANTEE: MONCRIEF WANDA F						
1529/0154	10/05/2007	WD	U	I	05	105,000
GRANTOR: ZAHN CHARLES						
GRANTEE: LANDRUM A/C INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E36 FEP=[YR=2019] E8 N5 W8 S5 $ N5 E8 S5 E32 N16 $.

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
2	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
3	1242	WD DECK A	0	0	0	0	436.00	SF	10.00	10.00	100	2002	2002	3	21	916	
4	0681	POLE SHED	0	0	25	17	425.00	SF	15.00	15.00	100	2013	2013	3	75	4,781	

LAND DESCRIPTION

TOTAL OB/XF 5,793

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		0.00	0.00	5.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,850							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 5.15 Total Land Value: 97,850 Market: 0 Agricultural: 0 Common: 97,850 PRINTED 08/02/2023 BY SYS