PT OF LOT 23
IN OR 2078/431
R673075 & R673076 & R673077

PHILLIPS MONICA
241811 CR 121
HILLIARD, FL 32046

2023

23-4N-23-2020-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

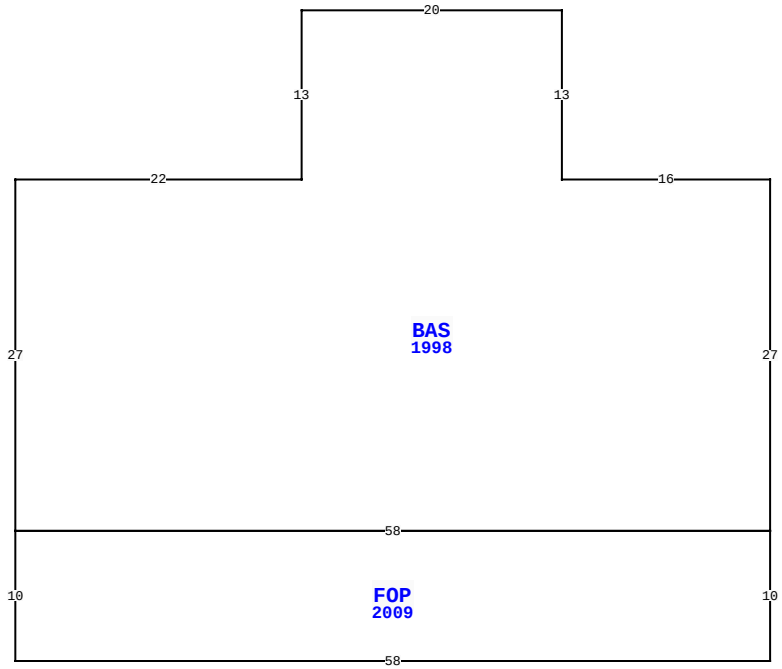
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	93,536
FOP	580	30	174	8,913
TOTALS	2,406		2,000	102,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,000	135.5200	94.86	189,720	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1826 HX Base Yr



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

241811 CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	102,449
TOTAL MARKET OB/XF VALUE	7,335
TOTAL LAND VALUE - MARKET	108,250
TOTAL MARKET VALUE	218,034
SOH/AGL Deduction	74,455
ASSESSED VALUE	143,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,579
TOTAL JUST VALUE	218,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/0431	10/11/2016	WD	U	I	12	55,000
GRANTOR: CAM XIVA TRUST						
GRANTEE: PHILLIPS GARY & MON						
2041/1564	4/20/2016	QC	U	I	11	100
GRANTOR: CAM XIV TRUST						
GRANTEE: CAM XIVA TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 N13 W20 S13 W22 S27 FOP=[YR=2009] S10 E58 N10 W58$ E58 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	0	13	12	156.00	SF	10.00	10.00	100	1999	1999	3	20	312	
5	0350	CARPORT WD	0	0	36	22	792.00	SF	13.00	13.00	100	1999	1999	3	20	2,059	
6	0940	SHEDS/PORT	0	0	22	10	220.00	SF	30.00	30.00	100	1999	1999	3	20	1,320	
7	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1999	1999	3	79	739	

LAND DESCRIPTION

TOTAL OB/XF 7,335

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	0	0004		0.00	0.00	4.33	AC		1.00	1.00	1.00	25,000.00	25,000.00	108,250							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 4.33 Total Land Value: 108,250 Market: 0 Agricultural: 0 Common: 108,250 PRINTED 08/02/2023 BY SYS