IN OR 1864/1627
R672163 & R672164

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

2023

26-4N-23-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

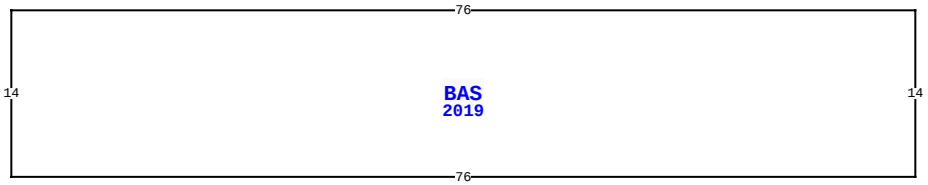
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	22,159
TOTALS	1,064		1,064	22,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	106.8000	69.42	73,863	1992	1992	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



241730 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,159
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	82,879
SOH/AGL Deduction	15,855
ASSESSED VALUE	67,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,024
TOTAL JUST VALUE	82,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001362	DEMOLITION	300	02/21/2017
MH961346	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/1627	6/27/2013	WD	U	I	11	100
GRANTOR: SMITH CHARLES E & EVA						
GRANTEE: PHIPPS CHARLENE & C						
1660/0055	1/26/2010	WD	U	I	12	37,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: SMITH CHARLES E & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S14 E76 N14$.

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
4	1242	WD DECK A	0	0	20	8	160.00	SF	5.00	5.00	100	2019	2019	3	90	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS