IN OR 2290/138
2007 NOBI DW/MH

WESTERMAN MICHAEL & NAILYA
241732 CR 121
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0130

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

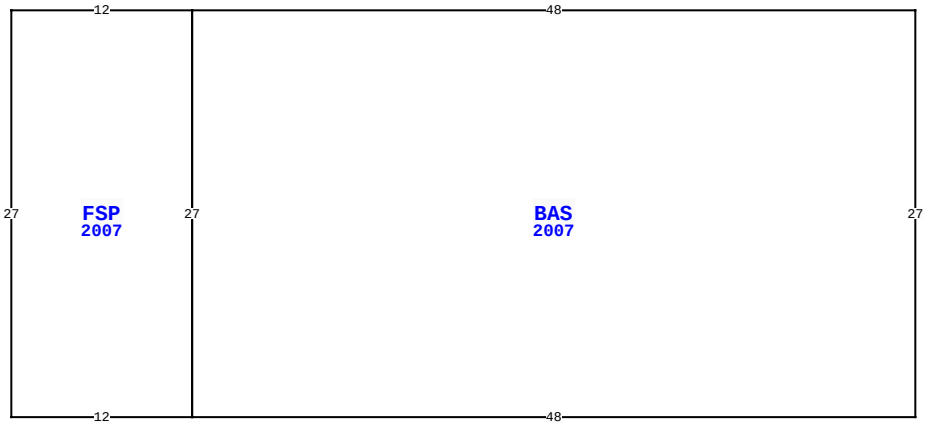
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	90,923
FSP	324	60	194	13,610
TOTALS	1,620		1,490	104,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,490	139.2000	97.44	145,186	2007	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2020 Heated Area: 1296 HX Base Yr 2020



241732 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,534
TOTAL MARKET OB/XF VALUE		2,608
TOTAL LAND VALUE - MARKET		105,750
TOTAL MARKET VALUE		212,892
SOH/AGL Deduction		62,844
ASSESSED VALUE		150,048
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		95,048
TOTAL JUST VALUE		212,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24651	GARAGE	14,999	04/01/2011
E23424	NEW CONSTR	0	04/01/2011
C4908	CO ISSUED	0	02/01/2007
MH074908	MH MOVE-ON	0	02/01/2007
E18814	ELEC OTHER	0	02/01/2007
M12712	MECH OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/0138	7/10/2019	WD	Q	I	01	179,000
GRANTOR: MACARAGES JERALDINE						
GRANTEE: WESTERMAN MICHAEL &						
0789/1060	4/07/1997	WD	U	I	10	18,000
GRANTOR: JOHNSON SAMUEL B						
GRANTEE: MACARAGES GEORGE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 FSP=[YR=2007] W12 S27 E12 N27 $ S27 E48 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2011	2011	3	55	528	

LAND DESCRIPTION

TOTAL OB/XF 2,608

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	4.23	AC		1.00	1.00	1.00	25,000.00	25,000.00	105,750							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 4.23 Total Land Value: 105,750 Market: 0 Agricultural: 0 Common: 105,750 PRINTED 08/02/2023 BY SYS