IN OR 1535/1895
2007 TOHO DW/MH

ALVEY RUSSELL & KIMBERLY
241736 CR 121
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0160

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

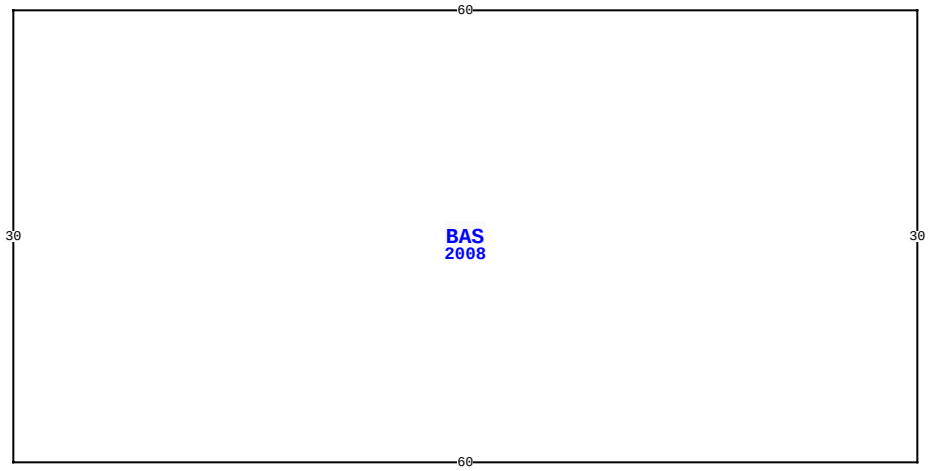
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	100,373
TOTALS	1,800		1,800	100,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.4800	89.94	161,892	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2009 Heated Area: 1800 HX Base Yr 2009



BLD DATE	01/02/2009	JH	LGL DATE
XF DATE			LAND DATE 06/16/2023 MLU
INC DATE			AG DATE

241736 CR 121, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,373
TOTAL MARKET OB/XF VALUE		9,751
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		222,624
SOH/AGL Deduction		113,811
ASSESSED VALUE		108,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,813
TOTAL JUST VALUE		222,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5063	CO ISSUED	0	05/01/2008
MH5063	MH MOVE-ON	0	05/01/2008
M13802	MECH OTHER	0	05/01/2008
P13190	OTHER	0	05/01/2008
M12162	MECH OTHER	0	10/01/2006
P11645	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1895	11/15/2007	WD	U	I	05	53,000
GRANTOR: PHILLIPS DAVID E						
GRANTEE: ALVEY RUSSELL & KIM						
1456/0166	11/01/2006	QC	U	I	01	100
GRANTOR: PHILLIPS DAVID & KATH						
GRANTEE: PHILLIPS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 N30$.

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	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1992	1992	3	20	4,375	
4	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2010	2010	3	64	5,376	

LAND DESCRIPTION

TOTAL OB/XF 9,751

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	4.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,500							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS