SE1/4 OF SE1/4
IN OR 664 PG 392
R567543 & R567544

CLEMONS KELLY G & EVELYN L
20460 CR 121
HILLIARD, FL 32046

2023

27-2N-23-0000-0009-0040

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

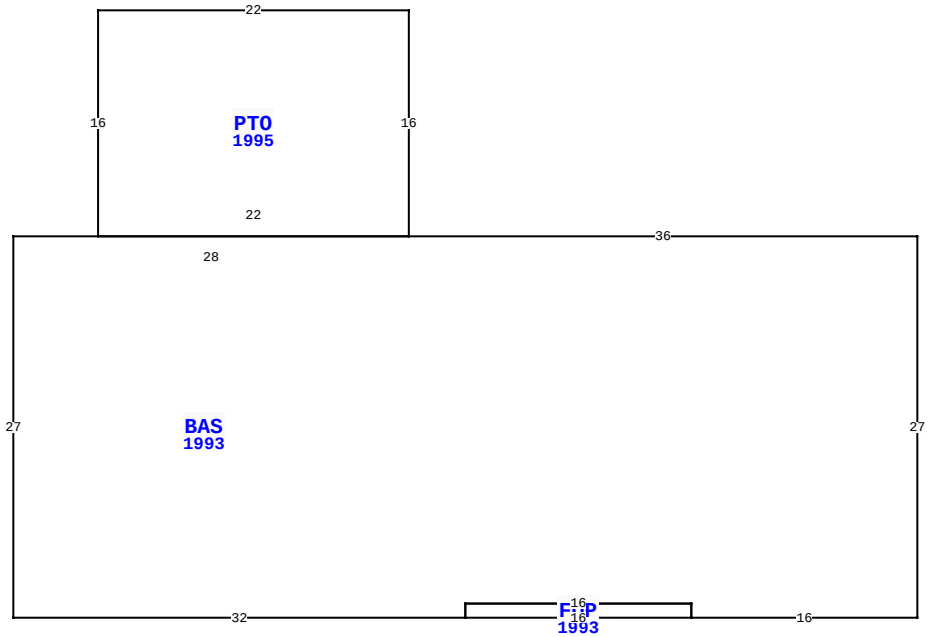
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	40,996
FOP	16	30	5	120
PTO	352	5	18	431
TOTALS	2,080		1,735	41,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,735	122.8000	79.82	138,488	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1712 HX Base Yr



20460 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: 6	Tax Dist:	
BUILDING MARKET VALUE		41,546
TOTAL MARKET OB/XF VALUE		9,856
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		120,402
SOH/AGL Deduction		61,466
ASSESSED VALUE		58,936
TOTAL EXEMPTION VALUE	HX HB	33,936
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941425	NEW CONSTR	13,756	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0664/0392	7/31/1992	QC	U	V		100

GRANTOR: TANNER ELSIE & KEN
GRANTEE: CLEMONS KELLY & E L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 PTO=[YR=1995] N16 W22 S16 E22$ W28 S27 E32
FOP=[YR=1993] E16 N1 W16 S1$ N1 E16 S1 E16 N27$.

EXTRA FEATURES

L N	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	24	32	768.00	SF	35.00	35.00	100	1995	1995	3	24	6,451	
2	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
3	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	2000	2000	3	80	3,245	

LAND DESCRIPTION

TOTAL OB/XF 9,856

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0004	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/02/2023 BY SYS