LOT 11
IN OR 2099/1592
ANDREWS ACRES PB 6/66

BRIGHT STEPHEN
241648 CR 121
HILLIARD, FL 32046

2023

27-4N-23-0070-0011-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

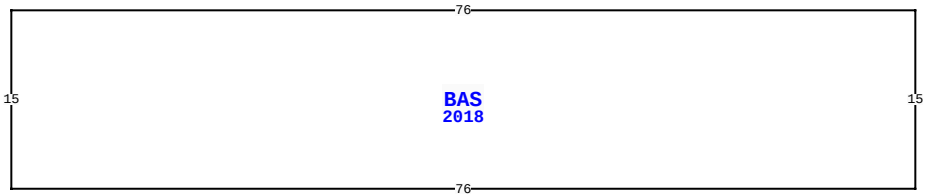
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	96,734
TOTALS	1,140		1,140	96,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	127.6000	89.32	101,825	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1140 HX Base Yr 2020



241648 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		96,734
TOTAL MARKET OB/XF VALUE		3,707
TOTAL LAND VALUE - MARKET		72,300
TOTAL MARKET VALUE		172,741
SOH/AGL Deduction		50,485
ASSESSED VALUE		122,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,256
TOTAL JUST VALUE		172,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008207	GARAGE	34,776	09/08/2020
18010473	CO ISSUED	0	10/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2099/1592	1/30/2017	WD	U	V	37	20,000
GRANTOR: WARR DEREK J & SHARI						
GRANTEE: BRIGHT STEPHEN						
1484/1405	3/12/2007	WD	Q	V		46,000
GRANTOR: NAZWORTH CAREY G & PA						
GRANTEE: WARR DEREK J & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S15 E76 N15$.

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	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2020	2020	3	99	3,707	

LAND DESCRIPTION

TOTAL OB/XF 3,707

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	2.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,300							

REVIEW DATE 01/07/2021 BY TW Total Acres: 2.41 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 08/02/2023 BY SYS