LOT 18
IN OR 2193/1680
2000 CLAS DW/MH

LOWERY JESSICA L & CHRISTOPHER
241672 CR 121
HILLIARD, FL 32046

2023

27-4N-23-0070-0018-0000

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	11	CLAY TILE 30
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	06	Quality Level 06

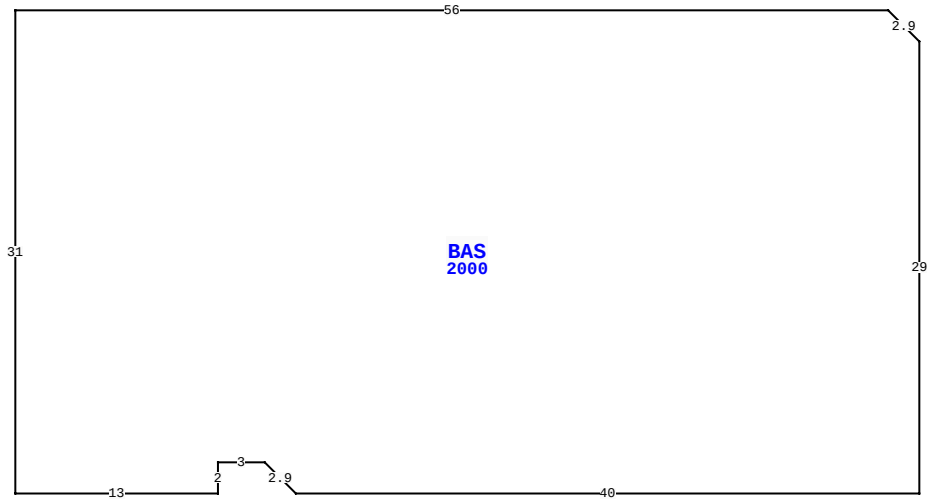
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	165,689
TOTALS	1,788		1,788	165,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,788	155.7400	109.02	194,928	2000	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2019 Heated Area: 1788 HX Base Yr 2019



241672 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		165,689
TOTAL MARKET OB/XF VALUE		3,742
TOTAL LAND VALUE - MARKET		31,590
TOTAL MARKET VALUE		201,021
SOH/AGL Deduction		65,568
ASSESSED VALUE		135,453
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,453
TOTAL JUST VALUE		201,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2193/1680	4/27/2018	WD	Q	I	01	131,000
GRANTOR: DURHAM LARRY E JR						
GRANTEE: LOWERY JESSICA L &						
2126/1850	6/14/2017	SW	Q	I	01	118,000
GRANTOR: ALMA INVESTMENT PROPE						
GRANTEE: DURHAM LARRY E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S31 E13 N2 E3 D2 R2 E40 N29 U2 L2 $.

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	0752	USP	0	100	21	12	252.00	SF	15.00	15.00	100	2002	2002	3	32	1,210	
5	0753	UEP	0	100	24	12	288.00	SF	22.00	22.00	100	2002	2002	3	32	2,028	
6	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2007	2007	3	35	504	

LAND DESCRIPTION

TOTAL OB/XF 3,742

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	100	0004	OR	0.00	0.00	1.17	AC		1.00	1.00	0.90	30,000.00	27,000.00	31,590							

REVIEW DATE 05/25/2017 BY TW Total Acres: 1.17 Total Land Value: 31,590 Market: 0 Agricultural: 0 Common: 31,590 PRINTED 08/02/2023 BY SYS