LOT 1
IN OR 2083/1485
HOWARDS HOMES SITES PB 6/23

NEELY RENEE M & LOWELL R JR
19334 CR 121
HILLIARD, FL 32046

2023

34-2N-23-0780-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

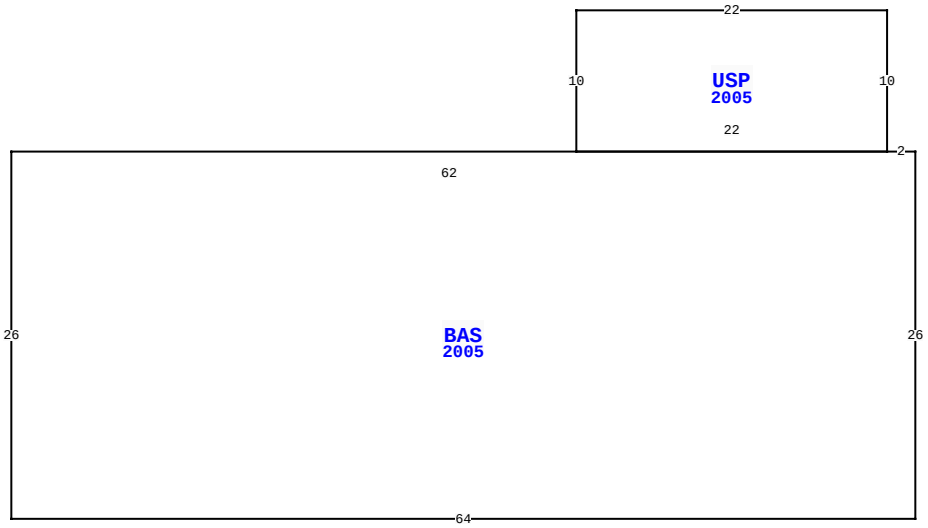
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	78,908
USP	220	50	110	5,217
TOTALS	1,884		1,774	84,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,774	116.8000	81.76	145,042	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 1664 HX Base Yr 2021



19334 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,124
TOTAL MARKET OB/XF VALUE		8,036
TOTAL LAND VALUE - MARKET		83,100
TOTAL MARKET VALUE		175,260
SOH/AGL Deduction		37,938
ASSESSED VALUE		137,322
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,322
TOTAL JUST VALUE		175,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4647	MH MOVE-ON	0	08/01/2005
P09817	OTHER	0	08/01/2005
B15677	FOUNDATION	1,950	07/01/2005
E15403	ELEC OTHER	0	07/01/2005
M10064	MECH OTHER	0	07/01/2005
WE00398	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1485	11/10/2016	WD	Q	I	01	100,000
GRANTOR: HORNE WENDELL F						
GRANTEE: NEELY RENEE M & LOW						
2022/0407	12/30/2015	QC	U	I	11	53,100
GRANTOR: HORNE KAREN S						
GRANTEE: HORNE WENDELL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 USP=[YR=2005] N10 W22 S10 E22$ W62 S26 E64 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0752	USP	0	100	24	8	192.00	SF	15.00	15.00	100	2007	2007	3	52	1,498	
4	0756	FEP	0	100	20	10	200.00	SF	27.00	27.00	100	2007	2007	3	35	1,890	
5	0300	BOAT DCK W	0	100	24	6	144.00	SF	20.00	20.00	100	2007	2007	3	52	1,498	

LAND DESCRIPTION

TOTAL OB/XF 8,036

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		0.00	0.00	2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.77 Total Land Value: 83,100 Market: 0 Agricultural: 0 Common: 83,100 PRINTED 08/02/2023 BY SYS