LOT 2
HOWARDS HOMES SITES PB 6/23

TRAPP HANNAH N & RILEY J
19356 CR 121
HILLIARD, FL 32046

2023

34-2N-23-0780-0002-0000

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	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
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

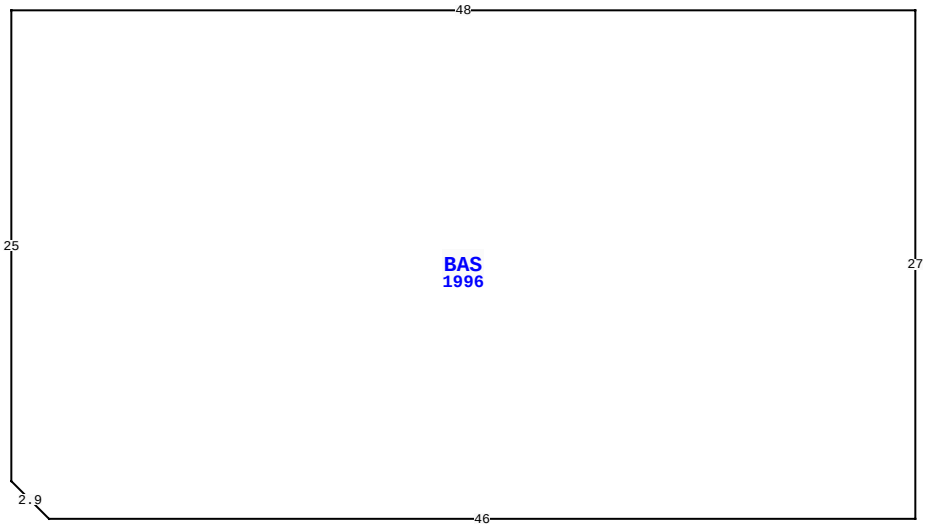
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1,294	88,696
TOTALS	1,294		1,294	88,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,294	115.2000	80.64	104,348	1996	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1294 HX Base Yr



19356 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	88,696
TOTAL MARKET OB/XF VALUE	8,446
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	159,542
SOH/AGL Deduction	22,047
ASSESSED VALUE	137,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,495
TOTAL JUST VALUE	159,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/770	7/10/2023	WD	Q	I	01	195,000
GRANTOR: ROBERTS CHUCK & PRISC						
GRANTEE: TRAPP HANNAH N & RI						
2364/1490	5/20/2020	WD	Q	I	01	135,000
GRANTOR: 19356 CR 121 LAND TRU						
GRANTEE: ROBERTS CHUCK & PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S25 R2 D2 E46 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	44	5,544	
4	1242	WD DECK A	0	0	13	7	91.00	SF	5.60	5.60	100	1990	1990	3	20	102	

LAND DESCRIPTION

TOTAL OB/XF 8,446

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	0	0004		0.00	0.00	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 2.08 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS