PT OF W1/2 OF NE1/4
OR 2639/1403

SWEAT WILLIAM J & KELLIE EB
737 CATHY TRIPP LN
JACKSONVILLE, FL 32220

2023

34-4N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

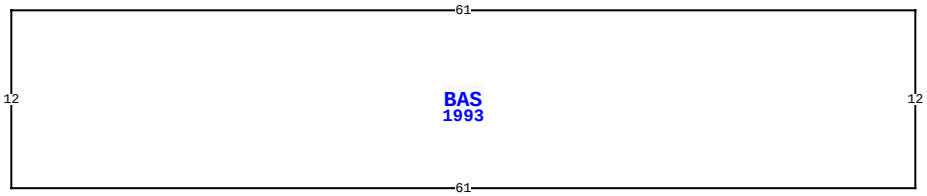
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	7,695
TOTALS	732		732	7,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	53.9000	35.04	25,649	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



241638 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	7,695
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,100
TOTAL MARKET VALUE	45,795
SOH/AGL Deduction	12,566
ASSESSED VALUE	33,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,229
TOTAL JUST VALUE	45,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1403	5/12/2023	WD	Q	I	01	50,000
GRANTOR: OWENS SHAWN LUKE						
GRANTEE: SWEAT WILLIAM J & K						
1081/1651	9/20/2002	QC	U	I	06	100
GRANTOR: TOMLIN KATHY A						
GRANTEE: OWENS SHAWN LUKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S12 E61 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,100							

REVIEW DATE 10/12/2017 BY TWX Total Acres: 1.27 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 08/02/2023 BY SYS