

PT OF W1/2 OF NE1/4
IN OR 2242/768
1997 FLEE DW/MH

MELLROY LAWTON R III
241630 CR 121
HILLIARD, FL 32046

2023

34-4N-23-0000-0001-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	30	VINYL 100	0800	02	2,062	134.6400	94.25	194,344	1997	2009	0	0	0	34.00	66.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 2040									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	08	SHT VINYL 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 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	2,040	100	2,040	126,898																					
DCK	144	15	22	1,369																					
TOTALS			2,184	2,062	128,267																				
EXTRA FEATURES			241630 CR 121, HILLIARD																						
L N	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									
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	2005	2005	3	27	521										
3	0940	SHEDS/PORT	0 100	16	10	160.00	SF	21.30	21.30	100	2003	2003	3	22	750										
4	0681	POLE SHED	0 100	12	8	96.00	SF	15.00	15.00	100	2005	2005	3	44	634										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	130,150								
REVIEW DATE 10/01/2020 BY TWA Total Acres: 6.85 Total Land Value: 130,150 Market: 0 Agricultural: 0 Common: 130,150 PRINTED 08/02/2023 BY SYS																									