

PT OF W1/2 OF NE1/4  
IN OR 1905/425  
1998 WAYC DW/MH

GARRETT LAMAR D JR/GARRETT LORI ANN  
241618 CR 121  
HILLIARD, FL 32046

2023

34-4N-23-0000-0001-0070



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                                            |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT CD CONSTRUCTION                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND                    |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall 30 VINYL 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | 0800 02 1,620 122.8000 85.96 139,255 1998 2003 0 0 0 46.00 54.00                                              |  |  |  |  |  |  |  |  |  | STANDARD                           |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 M/H 94+ - 100% - 2016                                                                                       |  |  |  |  |  |  |  |  |  | Heated Area: 1620 HX Base Yr 2016  |  |  |  |  |  |  |  |  |  |
| Roof Cover 12 MODULAR MT 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | <div>276027</div>                                                                                             |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 75,198       |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 70                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 18,556    |  |  |  |  |  |  |  |  |  |
| Interior Floo 08 SHT VINYL 30                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 81,000   |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 174,754         |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 85,276           |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 89,478              |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 39,478          |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 174,754           |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                                                                  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                                                                  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| DOR CODE 0200 MOBILE HOME                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 131,798                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 09                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 9001.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| BAS 1,620 100 1,620 75,198                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 1,620 1,620 75,198                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 241618 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE<br>XF DATE LAND DATE<br>INC DATE AG DATE                                                    |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 1 1242 WD DECK A 0 100 13 7 91.00 SF 10.00 10.00 100 1984 1984 3 20 182                                                                                                                                                |  |  |  |  |  |  |  |  |  | 06/13/2023 MLU                                                                                                |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0752 USP 0 100 21 10 210.00 SF 15.00 15.00 100 1990 1990 3 20 630                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1998 1998 3 83 2,905                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 0510 GARAGE WD- 0 100 30 30 900.00 SF 35.00 35.00 100 1999 1999 3 28 8,820                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 8 1242 WD DECK A 0 100 15 10 150.00 SF 10.00 10.00 100 2002 2002 3 21 315                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 9 0810 CONCRETE A 0 100 8 6 48.00 SF 6.50 6.50 100 2002 2002 3 83 259                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 10 0681 POLE SHED 0 100 29 15 435.00 SF 15.00 15.00 100 2005 2005 3 44 2,871                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 11 0681 POLE SHED 0 100 30 13 390.00 SF 15.00 15.00 100 2005 2005 3 44 2,574                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 18,556                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 2.70 AC 1.00 1.00 1.00 30,000.00 30,000.00 81,000                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 11/01/2019 BY TWA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 2.70 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |