IN OR 1901/1609
EX 1-43 & 1-44

BRANNON TERESA F & DENNIS
31413 CR 121
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0370

BUILDING CHARACTERISTICS

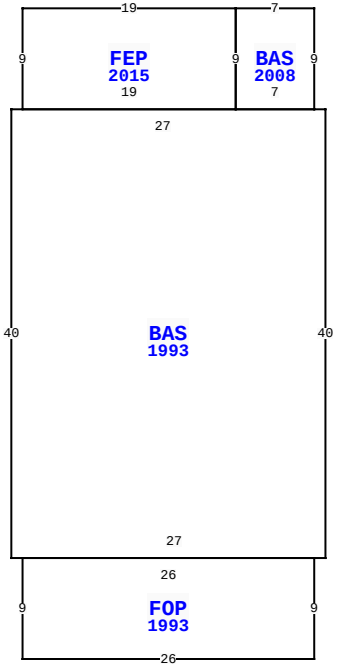
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	88,465
BAS	63	100	63	4,976
FEP	171	80	137	10,821
FOP	234	30	70	5,529
TOTALS	1,588		1,390	109,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	114.4000	103.25	143,518	1948	1990	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1183 HX Base Yr 2016



31413 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,791
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,100
TOTAL MARKET VALUE		183,891
SOH/AGL Deduction		108,159
ASSESSED VALUE		75,732
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		20,732
TOTAL JUST VALUE		183,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982347	MH MOVE-ON	0	08/01/1998
MHU95851	MH MOVE-ON	0	03/03/1995
7071	REPAIR/RRF	1,700	03/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1609	2/10/2014	QC	U	I	11	100
GRANTOR: BRANNON TERESA F						
GRANTEE: BRANNON TERESA F &						
1499/1713	5/18/2007	WD	U	I	23	51,400
GRANTOR: ROWE CAROL J						
GRANTEE: BRANNON TERESA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] N9 W7 FEP=[YR=2015] W19 S9 E19 N9$ S9 E7$ W27 S40 E1 FOP=[YR=1993] S9 E26 N9 W26$ E27 N40$.

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,100							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 2.47 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 08/02/2023 BY SYS