LOT 3
IN OR 762 PG 407
R672158 & R672159

CHRISTY RICHARD A & TONYA M
56039 PHOENIX CT
CALLAHAN, FL 32011

2023

39-3N-23-1860-0003-0000

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	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
Quality	04	Quality Level 04

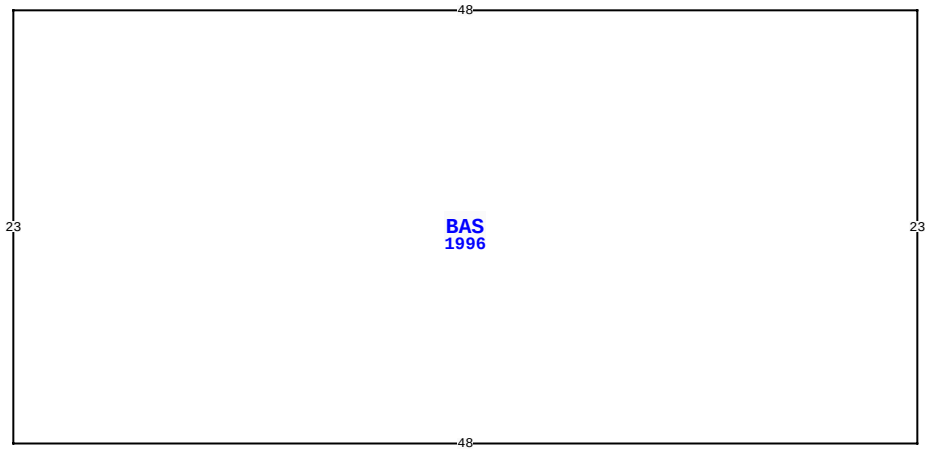
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	39,987
TOTALS	1,104		1,104	39,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	129.3600	90.55	99,967	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1104 HX Base Yr



29884 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	39,987
TOTAL MARKET OB/XF VALUE	3,881
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	73,868
SOH/AGL Deduction	8,469
ASSESSED VALUE	65,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,399
TOTAL JUST VALUE	73,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961395	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0407	6/06/1996	WD	Q	V		17,900

GRANTOR: LOTT ANN M
GRANTEE: CHRISTY RICHARD & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S23 E48 N23 $.

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	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2013	2013	3	65	1,248	
2	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2008	2008	3	90	2,633	

LAND DESCRIPTION

TOTAL OB/XF 3,881

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS