



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
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
BAS	2,052	100	2,052
UOP	564	25	141
			SUBAREA MARKET VALUE
			67,568
			4,643
TOTALS	2,616		2,193
			72,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,193	117.6000	82.32	180,528	1996	1996	0	0	60.00	40.00
1 M/H 94+ - 100% - 2003 Heated Area: 2052 HX Base Yr 2003											
30012 CR 121, HILLIARD											
BLD DATE			LGL DATE			LAND DATE			AG DATE		
XF DATE			06/13/2023			MLU			INC DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		72,211	
TOTAL MARKET OB/XF VALUE		4,768	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		106,979	
SOH/AGL Deduction		43,863	
ASSESSED VALUE		63,116	
TOTAL EXEMPTION VALUE	HX HB	38,116	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		106,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		87,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311641	ADDITION	6,500	09/01/2003
MH961315	MH MOVE-ON	0	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/1538	8/05/2002	QC	U	I	01	100
GRANTOR: MCGEHEAN DOROTHY M						
GRANTEE: MCGEHEAN DOUGLAS &						
0762/1033	5/07/1996	WD	U	V	07	100
GRANTOR: LOTT ANN M						
GRANTEE: MCGEHEAN DOROTHY M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W76 S27 UOP=[YR=2004] S12 E47 N12 W47\$ E76 N27\$.	

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
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
5	1242	WD DECK A	0	100	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
6	0940	SHEDS/PORT	0	100	0	280.00	SF	30.00	30.00	100	2001	2001	3	20	1,680	
TOTAL OB/XF 4,768																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							