LOTS 4 5 & 6
IN OR 1487/732
R788216 & R788217

NEELY LOWELL R SR
30464 COUNTY ROAD 121
HILLIARD, FL 32046

2023

39-3N-23-2074-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

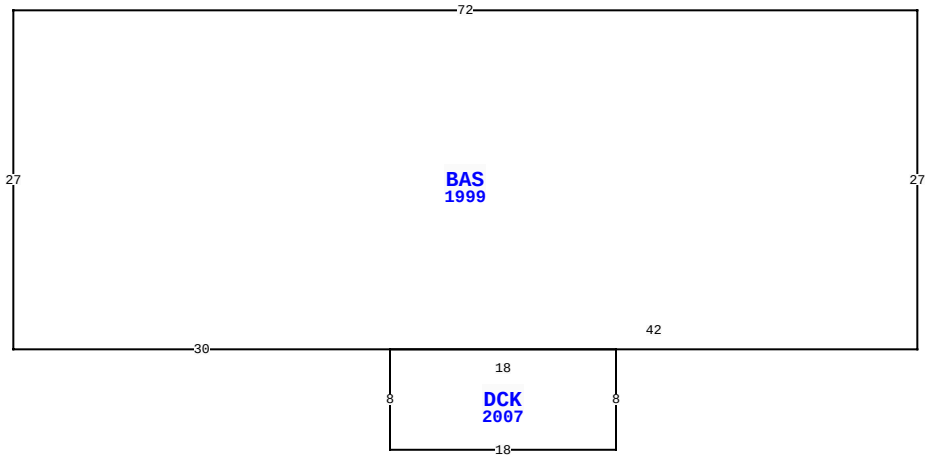
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	73,614
DCK	144	15	22	833
TOTALS	2,088		1,966	74,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,966	117.6000	82.32	161,841	1999	1999	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1944 HX Base Yr



30464 CR 121, HILLIARD

BLD DATE	02/26/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	74,447
TOTAL MARKET OB/XF VALUE	3,789
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	153,236
SOH/AGL Deduction	35,764
ASSESSED VALUE	117,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,472
TOTAL JUST VALUE	153,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992631	MH MOVE-ON	0	01/04/1999
MH971767	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/0732	3/23/2007	WD	Q	I		162,500
GRANTOR: SMITH BARBARA A						
GRANTEE: NEELY LOWELL R SR						
0870/1378	3/05/1999	WD	U	I	05	22,500
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: SMITH BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W72 S27 E30DCK=[YR=2007] S8 E18N8W18$E42 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	22	849	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 09/11/2018 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS