PT NW1/4 OF SW1/4
SEC 3-2N-23E IN OR 2489/604
(EX PT IN OR 2614/1484)

FOURNIER LORAINE L/E/
25014 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0007-0050

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 100
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	03	Quality Level 03

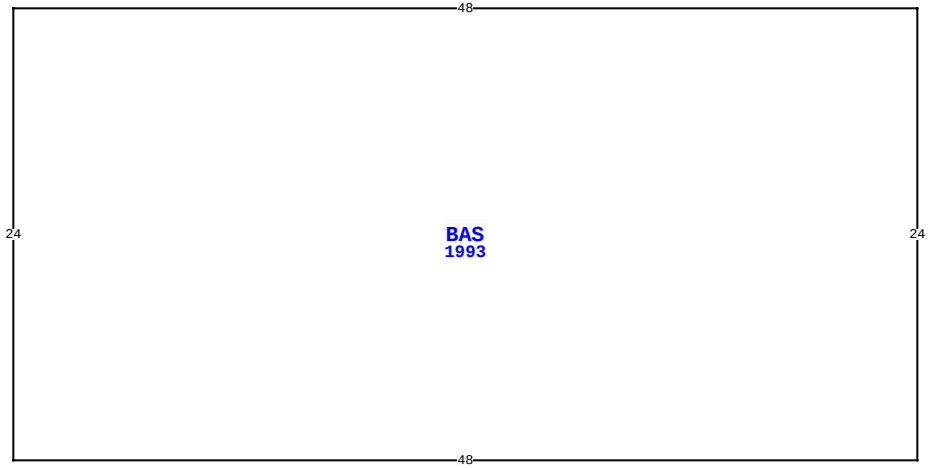
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	49,481
TOTALS	1,152		1,152	49,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	118.0000	82.60	95,155	1993	2003	0	0	0	48.00	52.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr



25014 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: 6	Tax Dist:	
BUILDING MARKET VALUE		49,481
TOTAL MARKET OB/XF VALUE		160
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		103,641
SOH/AGL Deduction		0
ASSESSED VALUE		103,641
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,641
TOTAL JUST VALUE		103,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003160	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0604	5/11/2021	WD	U	I	11	100
GRANTOR: FOURNIER LORENE A/K/A						
GRANTEE: KRAL KEITH & WENDY						
2489/0601	5/11/2021	QC	U	I	11	100
GRANTOR: KRAL KEITH						
GRANTEE: FOURNIER LORENE A/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	100	0004	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000							

REVIEW DATE 02/08/2023 BY WWA Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS