PT NW1/4 OF SW1/4 OF
SEC 3-2N-23E IN OR 2614/1484

KRAL KEITH
24704 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0007-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

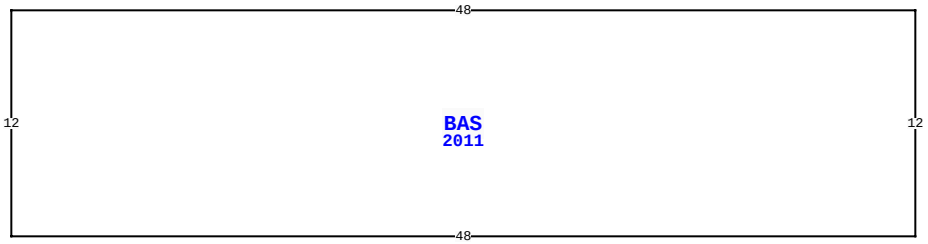
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 09
NEIGHBORHOOD/LOC: 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	10,741
TOTALS	576		576	10,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	576	88.8000	62.16	35,804	1980	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 576 HX Base Yr



24704 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	10,741
TOTAL MARKET OB/XF VALUE	5,368
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	96,109
SOH/AGL Deduction	0
ASSESSED VALUE	96,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,109
TOTAL JUST VALUE	96,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1484	1/03/2023	QC	U	I	11	100
GRANTOR: FOURNIER LORENE A/K/A						
GRANTEE: KRAL KEITH						
2489/0601	5/11/2021	QC	U	I	11	100
GRANTOR: KRAL KEITH						
GRANTEE: FOURNIER LORENE A/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W48 S12 E48 N12$.

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	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
2	0510	GARAGE WD-	0	0	31	16	496.00	SF	35.00	35.00	100	2000	2000	3	28	4,861	
3	0810	CONCRETE A	0	0	16	5	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	

LAND DESCRIPTION

TOTAL OB/XF 5,368

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		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	80,000							

REVIEW DATE 02/08/2023 BY WWA Total Acres: 3.20 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS