PT GOVT LOT 4 OF SEC 7-4N-24E
IN OR 2149/1129
{2001 NOBI-DW}

HADDOCK BRANDI D
27359 GEIGER ROAD
HILLIARD, FL 32046

2024

07-4N-24-0000-0006-0150

BUILDING CHARACTERISTICS

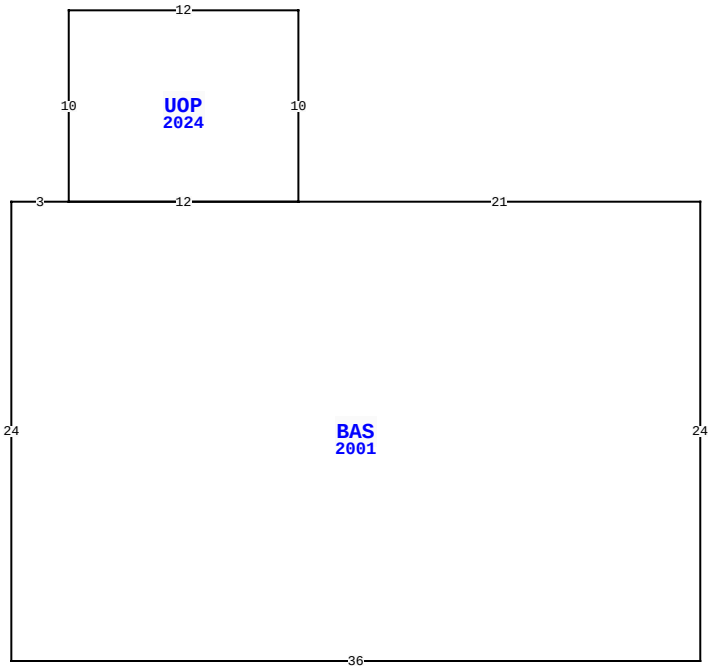
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	864	100	864	24,934
UOP	120	25	30	866
TOTALS	984		894	25,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	894	116.6000	87.45	78,180	2001	2001	0	0	15	52.00	33.00

1 M/H 94+ – 0% - 0 Heated Area: 864 HX Base Yr



29114 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,799
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	63,299
SOH/AGL Deduction	5,476
ASSESSED VALUE	57,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,823
TOTAL JUST VALUE	63,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1129	9/12/2017	WD	Q	I	01	39,000
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HADDOCK BRANDI D						
1382/1828	1/19/2006	WD	U	I	05	48,000
GRANTOR: 21ST MORTGAGE CORP						
GRANTEE: PURVIS WILLIAM B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W21 W12 W3 S24 E36 N24 $
UOP=[YR=2024;ORIG=-33,0] N10 E12 S10 W12 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS