PT OF NE1/4 OF SE1/4 OF NW1/4
IN OR 2269/1569

WALKER GLEN/WALKER KRISTIN
24130 CR 121
HILLIARD, FL 32046

**2024**

**10-2N-23-0000-0012-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

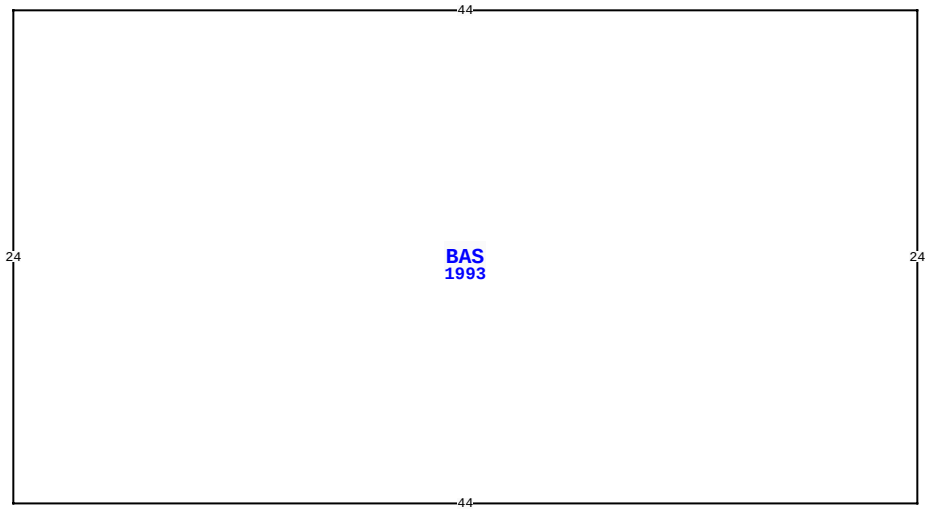
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 27,410 |
| TOTALS | 1,056 | | 1,056 | 27,410 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,056 | 123.6000 | 86.52 | 91,365 | 1988 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr




24130 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 | 27,410 |
| TOTAL MARKET OB/XF VALUE | 5,730 |
| TOTAL LAND VALUE - MARKET | 35,400 |
| TOTAL MARKET VALUE | 68,540 |
| SOH/AGL Deduction | 10,745 |
| ASSESSED VALUE | 57,795 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,795 |
| TOTAL JUST VALUE | 68,540 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 66,792 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7386 | MH MOVE-ON | 24,318 | 07/15/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2269/1569 | 4/04/2019 | SW | U | I | 12 | 60,000 |
| GRANTOR: MASTER PARTICIPATION | | | | | | |
| GRANTEE: WALKER GLEN & KRIST | | | | | | |
| 2259/0507 | 2/21/2019 | CT | U | I | 18 | 3,200 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: MASTER PARTICIPATIO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44N24$ .

### 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 | 12 | 20 | 240.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 480 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 30 | 600.00 | SF | 35.00 | 35.00 | 100 | 1997 | 1997 | 3 | 25 | 5,250 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,730

| 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 | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 35,400 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.18 Total Land Value: 35,400 Market: 0 Agricultural: 0 Common: 35,400 PRINTED 08/06/2024 BY SYS