LOT 2
HENDRICKS ACRES PB 6/91

WILLIAMSON ERIKA RYAN
151044 CR 108
HILLIARD, FL 32046

2024

10-3N-24-073A-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

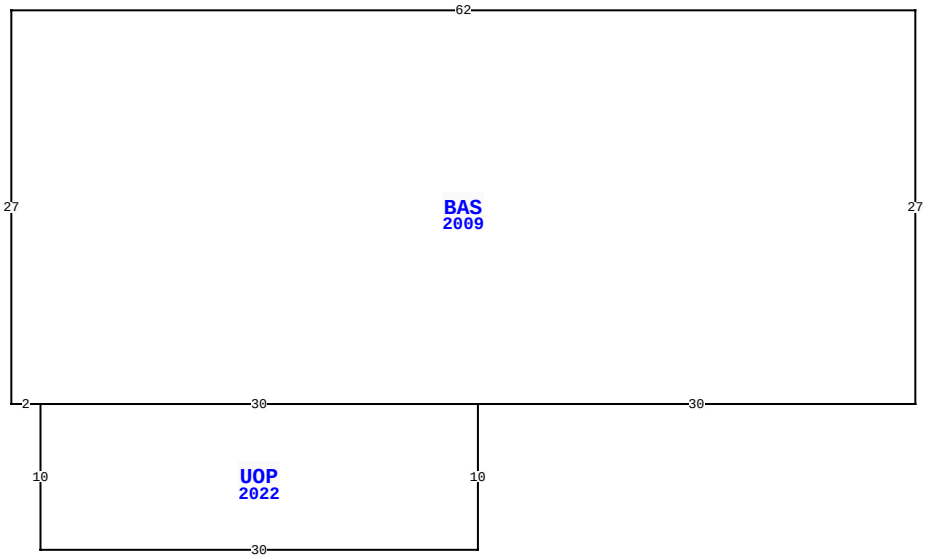
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	92,505
UOP	300	25	75	4,145
TOTALS	1,974		1,749	96,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,749	122.8000	92.10	161,083	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2022 Heated Area: 1674 HX Base Yr 2022



151044 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,650
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,800
TOTAL MARKET VALUE		128,450
SOH/AGL Deduction		59,214
ASSESSED VALUE		69,236
TOTAL EXEMPTION VALUE	HX HB WX	49,236
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		128,450
NCON VALUE		4,144
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5149	CO ISSUED	0	01/07/2009
E21503	ELEC OTHER	0	12/01/2008
E21465	ELEC OTHER	0	12/01/2008
M14279	MECH OTHER	0	12/01/2008
P13587	OTHER	0	12/01/2008
MH085149	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/242	6/05/2024	WD	Q	I	01	225,000
GRANTOR: HERRIN HOPE LEE						
GRANTEE: WILLIAMSON ERIKA RY						
2439/0128	3/02/2021	WD	Q	I	01	74,000
GRANTOR: FRANKLIN MICHAEL C						
GRANTEE: HERRIN HOPE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W62 S27 E2 E30 E30 N27 $
UOP=[YR=2022;ORIG=-60,27] S10 E30 N10 W30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 04/08/2024 BY WWA Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/06/2024 BY SYS