PT OF E1/2 LOT 23 (S-3 & S-1)
PT LOT 22 (S-2 & S-3)
IN OR 2027/742

PERKINS JANICE/EVANS RHONDA
151029 CR 108
HILLIARD, FL 32046

2024

10-3N-24-2320-0023-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

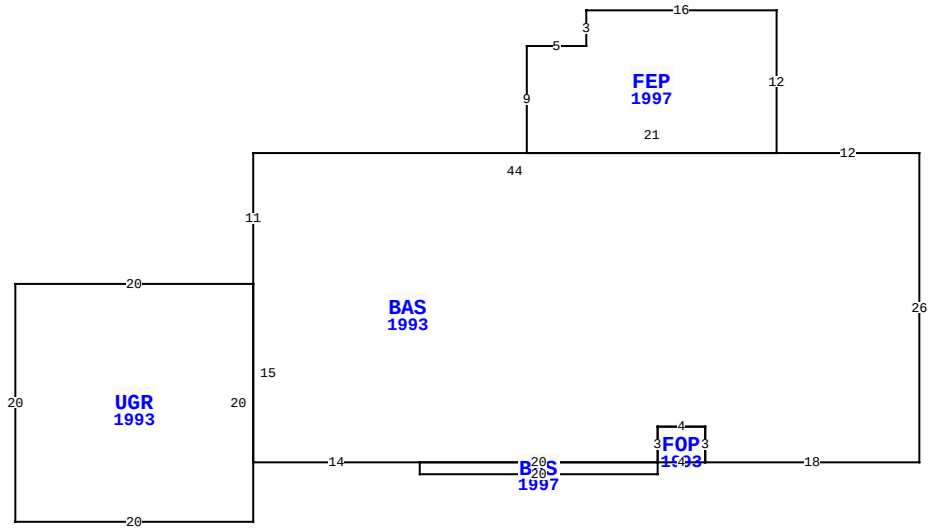
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	1,444	100	1,444	40,964
BAS	20	100	20	567
FEP	237	85	201	5,702
FOP	12	30	4	113
UGR	400	45	180	5,106
TOTALS	2,113		1,849	52,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,849	135.0800	94.56	174,841	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1665 HX Base Yr



151029 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,452
TOTAL MARKET OB/XF VALUE		6,105
TOTAL LAND VALUE - MARKET		66,390
TOTAL MARKET VALUE		124,947
SOH/AGL Deduction		74,898
ASSESSED VALUE		50,049
TOTAL EXEMPTION VALUE	HX HB WX	30,049
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		124,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974065	XFOB	957	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0742	1/27/2016	QC	U	I	11	100
GRANTOR: PERKINS JANICE						
GRANTEE: PERKINS JANICE & RH						
0695/0837	12/30/1993	WD	U	I	01	100
GRANTOR: PERKINS GARY						
GRANTEE: PERKINS GARY & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1997] N12 W16 S3 W5 S9 E21$ W44 S11 UGR=[YR=1993] W20 S20 E20 N20$ S15 E14 BAS=[YR=1997] S1 E20 N1 FOP=[YR=1993] E4 N3 W4 S3$ W20$ E20 N3 E4 S3 E18 N26$.

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	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1987	1987	3	52	385	
2	2701	QUONSET GD	0	100	20	29	580.00	SF	15.00	15.00	100	1997	1997	3	40	3,480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 6,105

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.17	AC		1.00	1.00	0.90	30,000.00	27,000.00	31,590							
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 2.33 Total Land Value: 66,390 Market: 0 Agricultural: 0 Common: 66,390 PRINTED 08/06/2024 BY SYS