PT GOVT LOT 1 OF SEC 11-4N-23E
IN OR 2130/1541
{R378470}

CAMPBELL MICHAEL LAWRENCE/CAMPBELL MARTA R
241983 CR 121
HILLIARD, FL 32046

2024

11-4N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

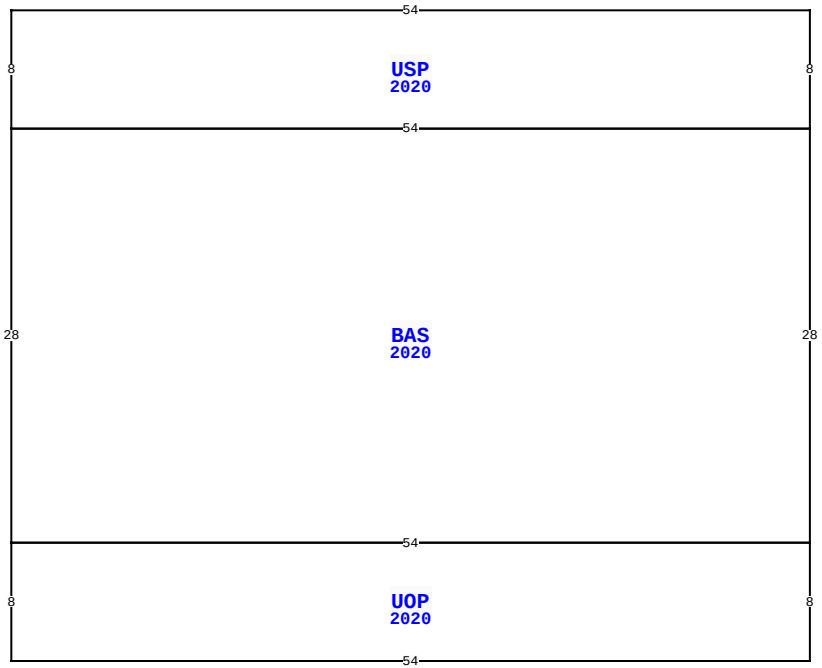
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	125,398
UOP	432	25	108	8,957
USP	432	50	216	17,914
TOTALS	2,376		1,836	152,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	114.0000	85.50	156,978	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1512 HX Base Yr 2021



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

241983 CR 121, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,269
TOTAL MARKET OB/XF VALUE		22,594
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		234,863
SOH/AGL Deduction		63,033
ASSESSED VALUE		171,830
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		71,830
TOTAL JUST VALUE		234,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010948	CO ISSUED	0	11/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/1541	6/27/2017	WD	Q	I	01	30,000
GRANTOR: GULLIFORD ALTHEA MARI						
GRANTEE: CAMPBELL MICHAEL LA						
2054/0945	6/22/2016	FJ	U	I	18	100
GRANTOR: HENDRIX OTTIS JR						
GRANTEE: GULLIFORD ALTHEA MA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] W54 S8 BAS=[YR=2020] S28 UOP=[YR=2020] S8 E54 N8 W54$ E54 N28 W54$ E54 N8$.

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	0350	CARPORT WD	0	100	48	23	1,104.00	SF	13.00	13.00	100	2000	2000	3	20	2,870	
2	0680	POLE SHED	0	100	48	26	1,248.00	SF	10.00	10.00	100	2019	2019	3	90	11,232	
3	0350	CARPORT WD	0	100	36	18	648.00	SF	9.36	9.36	100	2020	2020	3	90	5,459	
4	0350	CARPORT WD	0	100	30	12	360.00	SF	9.36	9.36	100	2020	2020	3	90	3,033	

LAND DESCRIPTION

TOTAL OB/XF 22,594

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/22/2021 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS