PT OF S1/2 OF SE1/4 OF SW1/4
IN OR 1966/545
1984 SANT DW/MH

PINKSTON AMY L
22406 COUNTY ROAD 121
HILLIARD, FL 32046

2024

15-2N-23-0000-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

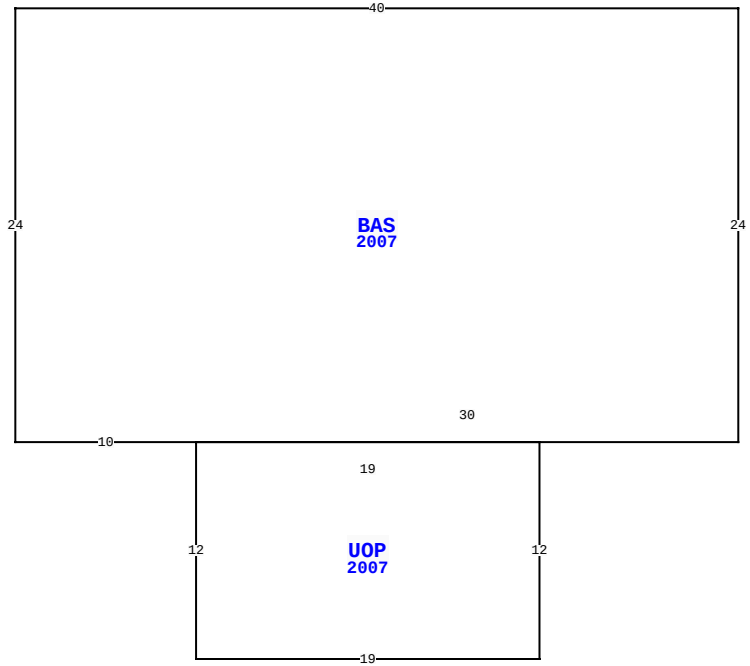
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	49,336
UOP	228	25	57	2,930
TOTALS	1,188		1,017	52,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,017	135.9600	95.17	96,788	1984	2004	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2008 Heated Area: 960 HX Base Yr 2008



22406 CR 121, HILLIARD

BLD DATE	07/17/2007	JH	LGL DATE	
XF DATE	07/17/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,266
TOTAL MARKET OB/XF VALUE		1,665
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		79,131
SOH/AGL Deduction		55,497
ASSESSED VALUE		23,634
TOTAL EXEMPTION VALUE	HX HB	23,634
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/0545	3/01/2015	QC	U	I	11	100
GRANTOR: PINKSTON DANIEL L						
GRANTEE: PINKSTON AMY L						
1488/1602	3/29/2007	WD	U	I	06	100
GRANTOR: BROUGHTON WALTER R &						
GRANTEE: PINKSTON DANIEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40S24E10UOP=[YR=2007] S12 E19N12W19$E30N24$.

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	0469	VF LATTIC	0	100	0	0	24.00	SF	5.50	5.50	100	2006	2006	3	69	91	
2	0475	VF 4 SBPL	0	100	0	0	24.00	LF	14.00	14.00	100	2006	2006	3	69	232	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	3.90	3.90	100	2005	2005	3	86	1,342	

LAND DESCRIPTION

TOTAL OB/XF 1,665

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	000100	C	SFR	100	0004	OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	25,200							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 0.84 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 08/06/2024 BY SYS