PT OF NE1/4 & PT OF NW1/4
R583819
IN OR 1881/1617

PHIPPS CHARLENE/SMITH CHARLES E JR
12306 DESOTO
JACKSONVILLE, FL 32218

2024

23-4N-23-0000-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

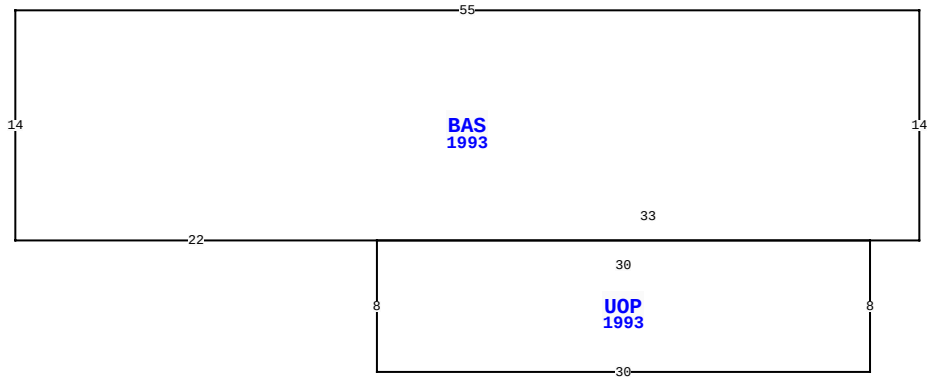
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	15,200
UOP	240	25	60	1,184
TOTALS	1,010		830	16,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	830	94.0000	65.80	54,614	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 770 HX Base Yr



241872 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,384
TOTAL MARKET OB/XF VALUE	1,118
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	92,502
SOH/AGL Deduction	31,992
ASSESSED VALUE	60,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,510
TOTAL JUST VALUE	92,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/1617	9/16/2013	WD	U	I	11	100
GRANTOR: SMITH CHARLES E SR						
GRANTEE: PHIPPS CHARLENE & C						
1879/1009	9/16/2013	WD	U	I	11	100
GRANTOR: SMITH CHARLES E JR						
GRANTEE: PHIPPS CHARLENE & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E22 UOP=[YR=1993] S8 E30 N8 W30$ E33 N14$.

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	0681	POLE SHED	0	0	18	18	324.00	SF	15.00	15.00	100	1995	1995	3	23	1,118	

LAND DESCRIPTION

TOTAL OB/XF 1,118

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	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS