

**MORGAN PHILLIP BRUCE L/E/
241836 COUNTY ROAD 121
HILLIARD, FL 32046**

23-4N-23-0000-0013-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 9004PLYWOOD 1014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 10031002100Frame Stories Units02WOOD FRAME 1001.1.1000100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00BAS1,1401001,14089,878TOTALS1,1401,14089,878EXTRA FEATURES241836 CR 121, HILLIARDLNBld CodeDescriptionBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOb/XF MKT VALUENOTES1000102CSFR/MH1000004OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000REVIEW DATE02/28/2024BYWWATotal Acres: 1.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORMCOND0800021,140116.800087.6099,864201720170010.0090.00Heated Area: 1140HX Base Yr 2021BAS2017

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE89,878TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKETSUMMARY TOTAL MARKET VALUE119,878SOH/AGL Deduction20,401ASSESSED VALUE99,477TOTAL EXEMPTION VALUEHX HB WR55,000BASE TAXABLE VALUE44,477TOTAL JUST VALUE119,878INCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE116,682SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE1969/13723/25/2015FJUUI11100GRANTOR:MORGAN PAULETTE ESTATGRANTEE:MORGAN PHILLIP BRUC1969/13703/24/2015FJUUI110GRANTOR:MORGAN NANCY PAULETTEGRANTEE:MORGAN PHILLIP BRUCBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2017] W76 S15 E76 N15\$.