PT OF LOT 21
IN OR 2191/1414
R673289 & R673290

ELLIS WILLIAM L & WANDA K
241794 COUNTY ROAD 121
HILLIARD, FL 32046

**2024**

**23-4N-23-2020-0021-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 03 | Quality Level 03 |

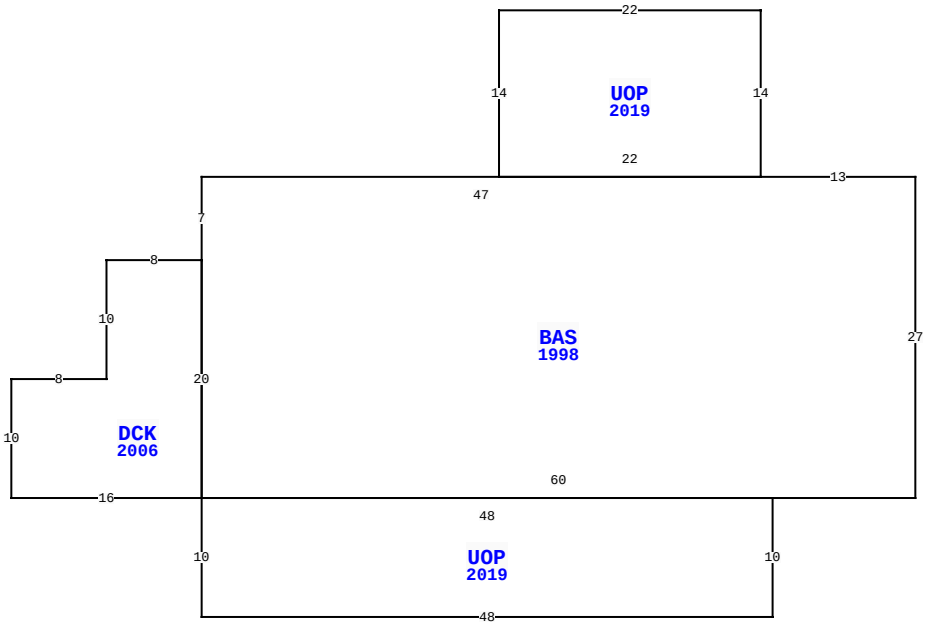
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 77,838 |
| DCK | 240 | 15 | 36 | 1,730 |
| UOP | 308 | 25 | 77 | 3,700 |
| UOP | 480 | 25 | 120 | 5,766 |
| TOTALS | 2,648 | | 1,853 | 89,033 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,853 | 123.2000 | 92.40 | 171,217 | 1998 | 2003 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1620 HX Base Yr 2019




241794 CR 121, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 89,033 |
| TOTAL MARKET OB/XF VALUE | | 29,722 |
| TOTAL LAND VALUE - MARKET | | 87,750 |
| TOTAL MARKET VALUE | | 206,505 |
| SOH/AGL Deduction | | 92,923 |
| ASSESSED VALUE | | 113,582 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 63,582 |
| TOTAL JUST VALUE | | 206,505 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 205,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH98 | MH MOVE-ON | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2191/1414 | 4/18/2018 | WD | Q | I | 01 | 120,000 |
| GRANTOR: BODIFORD L C LAMAR SR | | | | | | |
| GRANTEE: ELLIS WILLIAM L & W | | | | | | |
| 1299/0658 | 3/03/2005 | WD | Q | I | | 105,000 |
| GRANTOR: LILLIBRIDGE KURT R & | | | | | | |
| GRANTEE: BODIFORD L C LAMAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W13 UOP=[YR=2019] N14 W22 S14 E22$ W47 S7 DCK=[YR=2006] W8 S10 W8 S10 E16 N20$ S20 UOP=[YR=2019] S10 E48 N10 W48$ E60 N27$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 13.20 | 13.20 | 100 | 1999 | 1999 | 3 | 20 | 507 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 1,400.00 | SF | 35.00 | 35.00 | 100 | 2007 | 2007 | 3 | 48 | 23,520 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 500.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 2,860 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,722

| 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 | 000102 | C | SFR/MH | 100 | 0004 | OR | 0.00 | 0.00 | 3.51 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 87,750 | | | | | | | |

REVIEW DATE 05/18/2020 BY TWA Total Acres: 3.51 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 08/06/2024 BY SYS