PT OF LOT 22
1998 BROA SW/MH
IN OR 1648/1399

MONCRIEF WANDA F
241803 CR 121
HILLIARD, FL 32046

**2024**

**23-4N-23-2020-0022-0010**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

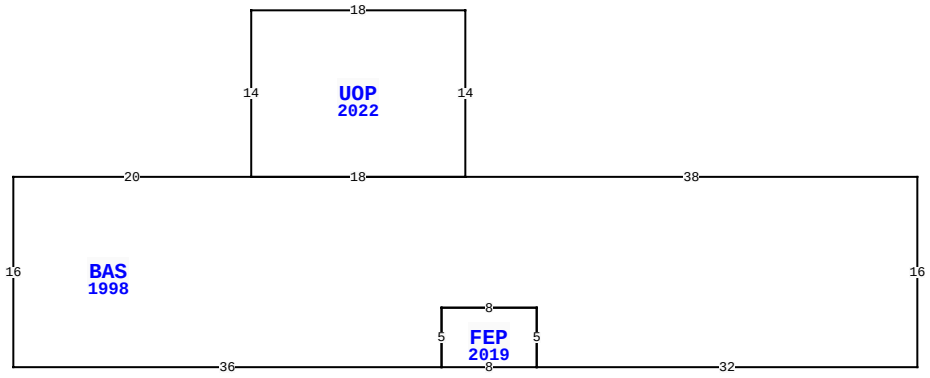
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,176 | 100 | 1,176 | 47,189 |
| FEP | 40 | 85 | 34 | 1,364 |
| UOP | 252 | 25 | 63 | 2,528 |
| TOTALS | 1,468 | | 1,273 | 51,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,273 | 127.3800 | 95.54 | 121,622 | 1998 | 1998 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1210 HX Base Yr




241803 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 | 51,081 |
| TOTAL MARKET OB/XF VALUE | 6,048 |
| TOTAL LAND VALUE - MARKET | 97,850 |
| TOTAL MARKET VALUE | 154,979 |
| SOH/AGL Deduction | 34,510 |
| ASSESSED VALUE | 120,469 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 120,469 |
| TOTAL JUST VALUE | 154,979 |
| NCON VALUE | 2,528 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,117 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1648/1399 | 11/09/2009 | WD | Q | I | 01 | 120,000 |
| GRANTOR: LANDRUM A/C INC | | | | | | |
| GRANTEE: MONCRIEF WANDA F | | | | | | |
| 1529/0154 | 10/05/2007 | WD | U | I | 05 | 105,000 |
| GRANTOR: ZAHN CHARLES | | | | | | |
| GRANTEE: LANDRUM A/C INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W38 W18 W20 S16 E36 N5 E8 S5 E32 N16 $
FEP=[YR=2019;ORIG=-40,16] E8 N5 W8 S5 $
UOP=[YR=2022;ORIG=-56,-14] E18 S14 W18 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0681 | POLE SHED | 0 | 0 | 30 | 48 | 1,440.00 | SF | 15.00 | 15.00 | 100 | 2013 | 2000 | 3 | 28 | 6,048 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,048

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 5.15 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 97,850 | | | | | | | |

REVIEW DATE 03/26/2024 BY WWA Total Acres: 5.15 Total Land Value: 97,850 Market: 0 Agricultural: 0 Common: 97,850 PRINTED 08/06/2024 BY SYS