PT OF LOT 22
IN OR 2279/657
CORNWALL SURVEY

COOPER TYLER BRANDT
241802 CR 121
HILLIARD, FL 32046

**2024**

**23-4N-23-2020-0022-0020**

## BUILDING CHARACTERISTICS

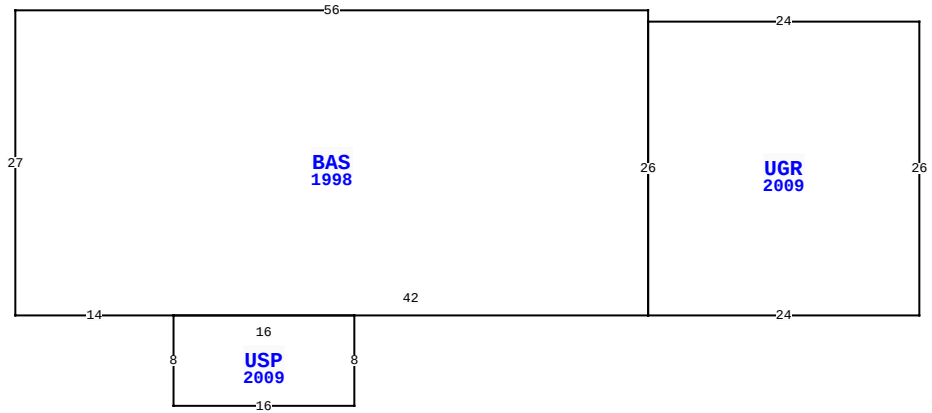
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,512 | 100 | 1,512 | 82,120 |
| UGR | 624 | 45 | 281 | 15,262 |
| USP | 128 | 50 | 64 | 3,476 |
| TOTALS | 2,264 | | 1,857 | 100,857 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,857 | 116.8000 | 87.60 | 162,673 | 1998 | 2008 | 0 | 0 | 0 | 38.00 | 62.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr




241802 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 | 100,857 |
| TOTAL MARKET OB/XF VALUE | 3,397 |
| TOTAL LAND VALUE - MARKET | 108,000 |
| TOTAL MARKET VALUE | 212,254 |
| SOH/AGL Deduction | 37,713 |
| ASSESSED VALUE | 174,541 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,541 |
| TOTAL JUST VALUE | 212,254 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,643 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E21233 | ELEC OTHER | 200 | 09/01/2008 |
| B21805 | XFOB | 21,384 | 08/01/2008 |
| R11486 | REPAIR/RRF | 1,000 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2279/0657 | 5/31/2019 | WD | Q | I | 01 | 160,000 |
| GRANTOR: BEST LEROY & DEBRA PH | | | | | | |
| GRANTEE: COOPER TYLER BRANDT | | | | | | |
| 2139/1320 | 7/01/2017 | QC | U | I | 11 | 100 |
| GRANTOR: BEST H LEROY & DEBRA | | | | | | |
| GRANTEE: BEST H LEROY & DEBR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=2009] W24 BAS=[YR=1998] N1 W56 S27 E14 USP=[YR=2009] S8 E16 N8 W16$ E42 N26$ S26 E24 N26$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 24 | 4 | 96.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 562 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,397

| 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 | 4.32 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 108,000 | | | | | | | |

REVIEW DATE 06/27/2019 BY TW Total Acres: 4.32 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/06/2024 BY SYS