PT OF LOT 23 (S-3)
IN OR 1641/1210
2000 FLEE DW/MH

MURPHY SARAH E
241806 CR 121
HILLIARD, FL 32046

2024

23-4N-23-2020-0023-0030

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

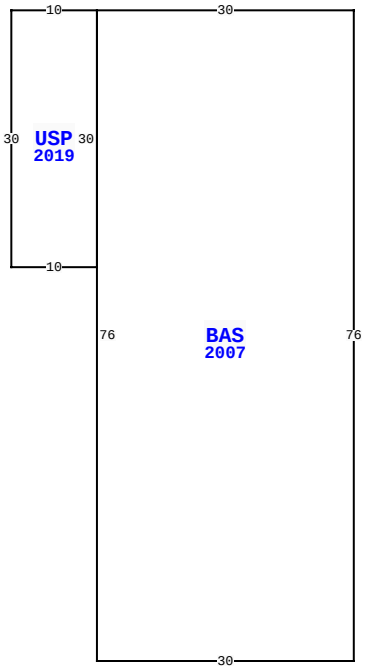
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	101,062
USP	300	50	150	6,649
TOTALS	2,580		2,430	107,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,430	128.4800	96.36	234,155	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



241806 CR 121, HILLIARD

BLD DATE	04/17/2008	JH	LGL DATE	
XF DATE	04/17/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,711
TOTAL MARKET OB/XF VALUE		3,138
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		140,849
SOH/AGL Deduction		66,322
ASSESSED VALUE		74,527
TOTAL EXEMPTION VALUE	HX HB WX	54,527
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		140,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1210	9/02/2009	WD	Q	I	01	104,000
GRANTOR: SPENCER NORMAN S						
GRANTEE: MURPHY GENE R & SAR						
1529/1267	10/09/2007	QC	U	V	06	25,000
GRANTOR: DOYLE GARY						
GRANTEE: SPENCER NORMAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 USP=[YR=2019] W10 S30 E10 N30$ S76 E30 N76$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	31	198	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 3,138

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS