

LOT 11
IN OR 2099/1592
ANDREWS ACRES PB 6/66

BRIGHT STEPHEN
241648 CR 121
HILLIARD, FL 32046

2024

27-4N-23-0070-0011-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,140	100	1,140	101,461

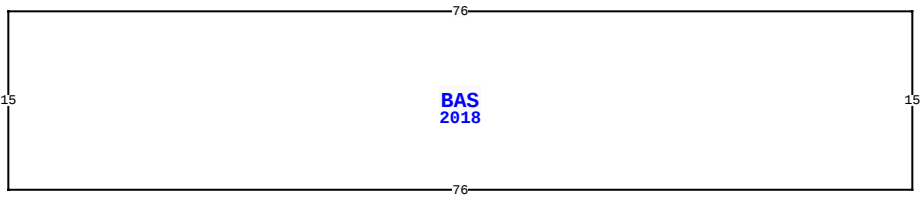
TOTALS	1,140	1,140	101,461
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EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	30	24	720.00	SF	5.20	5.20	100	2020	2020	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00

REVIEW DATE 01/07/2021 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	127.6000	95.70	109,098	2018	2018	0	0	0	7.00	93.00
1 M/H 94+ - 100% - 2020						Heated Area: 1140			HX Base Yr 2020			



241648 CR 121, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	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		101,461	
TOTAL MARKET OB/XF VALUE		3,707	
TOTAL LAND VALUE - MARKET		72,300	
TOTAL MARKET VALUE		177,468	
SOH/AGL Deduction		51,544	
ASSESSED VALUE		125,924	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		75,924	
TOTAL JUST VALUE		177,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008207	GARAGE	34,776	09/08/2020
18010473	CO ISSUED	0	10/16/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2099/1592	1/30/2017	WD	U	V	37	20,000	
GRANTOR:WARR DEREK J & SHARI							
GRANTEE: BRIGHT STEPHEN							
1484/1405	3/12/2007	WD	Q	V		46,000	
GRANTOR:NAZWORTH CAREY G & PA							
GRANTEE:WARR DEREK J & SHAR							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2018] W76 S15 E76 N15\$.														

TOTAL OB/XF														
3,707														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00

Market: 0 Agricultural: 0 Common: 72,300

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