L/E OR 1318/1159
IN OR 2157/576
R433884 (EX 8-3)

**FINE JONATHAN & DODIE**
32307 COUNTY ROAD 121
HILLIARD, FL 32046

**2024**

**33-4N-23-0000-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

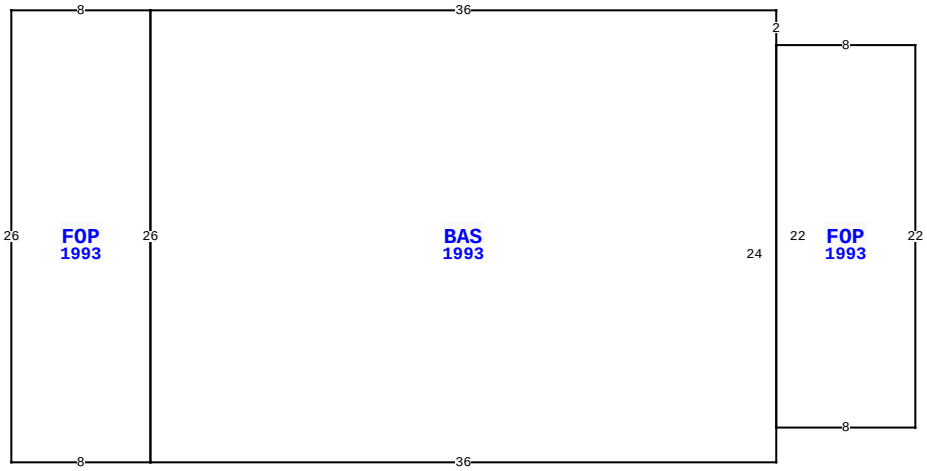
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 936 | 100 | 936 | 71,849 |
| FOP | 176 | 30 | 53 | 4,069 |
| FOP | 208 | 30 | 62 | 4,759 |
| TOTALS | 1,320 | | 1,051 | 80,676 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,051 | 104.9400 | 99.69 | 104,774 | 1960 | 1960 | 0 | 0 | 0 | 23.00 | 77.00 |

2 SINGLE FAM – 100% - 2018 Heated Area: 936 HX Base Yr 2018




32307 CR 121, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 80,676 |
| TOTAL MARKET OB/XF VALUE | | 2,790 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 113,466 |
| SOH/AGL Deduction | | 39,824 |
| ASSESSED VALUE | | 73,642 |
| TOTAL EXEMPTION VALUE | HX HB | 48,642 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 113,466 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,745 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992554 | MH MOVE-ON | 0 | 01/02/1999 |
| 7432 | MH MOVE-ON | 16,543 | 08/17/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2157/0576 | 10/13/2017 | QC | U | I | 11 | 100 |
| GRANTOR: WARRINGTON BARBARA | | | | | | |
| GRANTEE: FINE JONATHAN & DOD | | | | | | |
| 1318/1159 | 5/19/2005 | QC | U | I | 01 | 100 |
| GRANTOR: WATKINS LOIS L/E | | | | | | |
| GRANTEE: WARRINGTON GERI & B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] N2 W36 FOP=[YR=1993] W8 S26 E8 N26$ S26 E36 N24$ S22 E8 N22$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 16 | 320.00 | SF | 24.85 | 24.85 | 100 | 1965 | 1965 | 3 | 20 | 1,590 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 200.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,790

| 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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS