IN OR 1802/1926
R673194 & R673195

SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2024

34-4N-23-0000-0001-0020

BUILDING CHARACTERISTICS

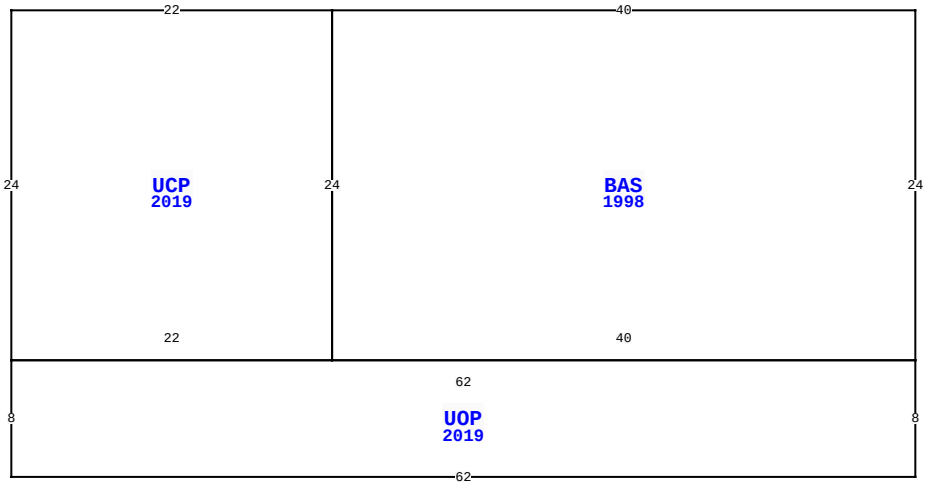
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	960	100	960	49,341
UCP	528	20	106	5,448
UOP	496	25	124	6,373
TOTALS	1,984		1,190	61,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,190	131.7800	98.84	117,620	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2014 Heated Area: 960 HX Base Yr 2014



241610 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,218
TOTAL MARKET OB/XF VALUE		2,382
TOTAL LAND VALUE - MARKET		30,720
TOTAL MARKET VALUE		131,320
SOH/AGL Deduction		54,360
ASSESSED VALUE		76,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,960
TOTAL JUST VALUE		131,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982129	MH MOVE-ON	0	03/01/1998
7837	MH MOVE-ON	15,900	06/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/1926	7/18/2012	WD	Q	I	01	50,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: SMITH CHARLES E JR						
1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 UCP=[YR=2019] W22 S24 UOP=[YR=2019] S8 E62 N8 W62$ E22 N24 $ S24 E40 N24$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	1994	1994	3	20	1,022	
2	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2012	2012	3	68	1,360	

LAND DESCRIPTION

TOTAL OB/XF 2,382

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	100	0004	OR	0.00	0.00	1.28	AC		1.00	1.00	0.80	30,000.00	24,000.00	30,720							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 08/06/2024 BY SYS

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R673194 & R673195

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

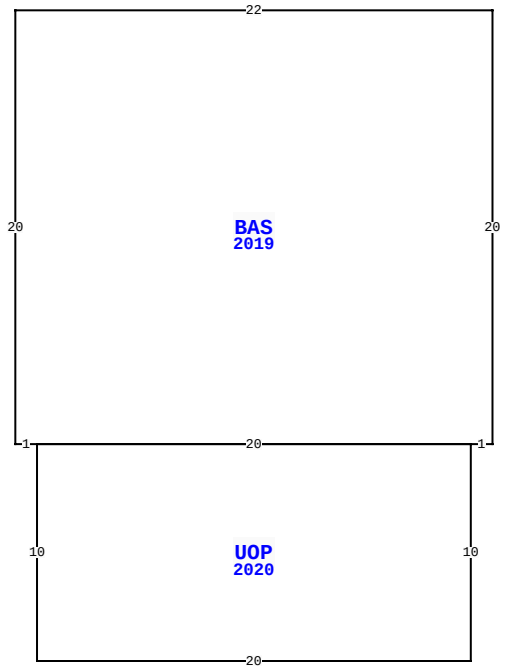
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	18,544
UOP	200	20	40	1,686
TOTALS	640		480	20,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	480	86.9000	43.45	20,856	2017	2017	0	0	0	3.00	97.00

2 ACCESORY U – 100% - 2014 Heated Area: 440 HX Base Yr 2014



241610 CR 121, HILLIARD

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BASE TAXABLE VALUE		26,960
TOTAL JUST VALUE		131,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1802/1926	7/18/2012	WD	Q	I	01	50,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: SMITH CHARLES E JR						
1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W22 S20 E1 E20 E1 N20 $
UOP=[YR=2020;ORIG=-21,20] S10 E20 N10 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 08/06/2024 BY SYS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

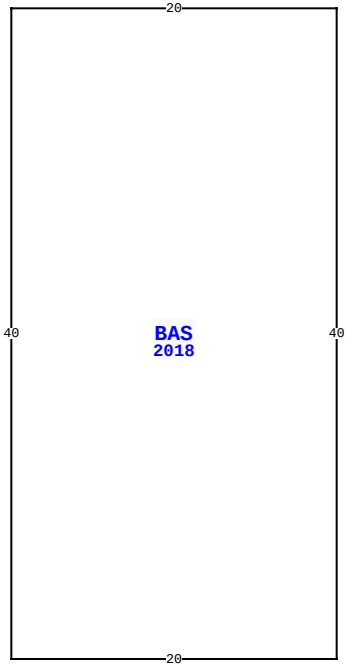
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	16,826
TOTALS	800		800	16,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	22.14	17,712	2018	2018	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2019 Heated Area: 800 HX Base Yr 2014



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1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=60,10] E20 S40 W20 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 08/06/2024 BY SYS