

PT OF W1/2 OF NE1/4
IN OR 1905/425
1998 WAYC DW/MH

GARRETT LAMAR D JR/GARRETT LORI ANN
241618 CR 121
HILLIARD, FL 32046

2024

34-4N-23-0000-0001-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	30	VINYL 100	0800	02	1,620	122.8000	92.10	149,202	1998	2003	0	0	0	48.00	52.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016													Heated Area: 1620													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100	276027 BAS1998																										
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			0200MOBILE 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	1,620	100	1,620	77,585																									
TOTALS			1,620	1,620	77,585																								
EXTRA FEATURES			241618 CR 121, HILLIARD																										
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	OB/XF MKT VALUE	NOTES													
1	1242	WD DECK A	0 100	13	7	91.00	SF	10.00	10.00	100	1984	1984	3	20	182														
2	0752	USP	0 100	21	10	210.00	SF	15.00	15.00	100	1990	1990	3	20	630														
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835														
4	0510	GARAGE WD-	0 100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	27	8,505														
5	1242	WD DECK A	0 100	15	10	150.00	SF	10.00	10.00	100	2002	2002	3	20	300														
6	0810	CONCRETE A	0 100	8	6	48.00	SF	6.50	6.50	100	2002	2002	3	82	256														
7	0681	POLE SHED	0 100	29	15	435.00	SF	15.00	15.00	100	2005	2005	3	40	2,610														
8	0681	POLE SHED	0 100	30	13	390.00	SF	15.00	15.00	100	2005	2005	3	40	2,340														
TOTAL OB/XF																	17,658												
LAND DESCRIPTION																	TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,000												
REVIEW DATE 11/01/2019 BY TWA Total Acres: 2.70 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS																													