

LOT 1
IN OR 2000/1476
1988 HART DW/MH

KISER ALAN L & WENDY D
31718 COUNTY ROAD 121
HILLIARD, FL 32046

2024

37-3N-23-2070-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,200	100	1,200
UOP	407	25	102
UST	121	55	67
TOTALS	1,728		1,369

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,369	122.8000	85.96	117,679	1988	2006		0	0	42.00	58.00	
1 M/H 93- - 100% - 2016 Heated Area: 1200 HX Base Yr 2016													
31718 CR 121, HILLIARD													

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		68,254			
TOTAL MARKET OB/XF VALUE		1,328			
TOTAL LAND VALUE - MARKET		50,320			
TOTAL MARKET VALUE		119,902			
SOH/AGL Deduction		64,886			
ASSESSED VALUE		55,016			
TOTAL EXEMPTION VALUE		HX HB 30,016			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		119,902			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		117,212			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002310	REPAIR/RRF	9,439	05/01/2000
MH961428	MH MOVE-ON	0	07/01/1996
8412	MH MOVE-ON	1,000	01/07/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/1476	9/02/2015	WD	Q	I	02	60,000
GRANTOR: MCCLARRIE HAROLD C &						
GRANTEE: KISER ALAN L & WEND						
1990/0084	7/02/2015	WD	Q	I	01	60,000
GRANTOR: SNELGROVE JULIAN M &						
GRANTEE: MCCLARRIE HAROLD C						

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	OB/XF MKT VALUE	NOTES
1	0351	CARPORT MT	0	100	32	12			10.00	100	1990	1990	3	20	768	
2	1242	WD DECK A	0	100	28	10			10.00	100	1997	1997	3	20	560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=2015] W11 UOP=[YR=2000] W37 S11 BAS=[YR=1996] S25 E48 N25 W48\$ E37 N11\$ S11 E11 N11\$.	

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	DPH 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	1.48	AC		1.00	1.00	1.00	34,000.00	34,000.00	50,320							