

LOT 4
IN OR 1647/1740
2002 PINR DW/MH

VARNES FRANK D JR & MELISSA N
29894 COUNTY ROAD 121
HILLIARD, FL 32046

2024

39-3N-23-1860-0004-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

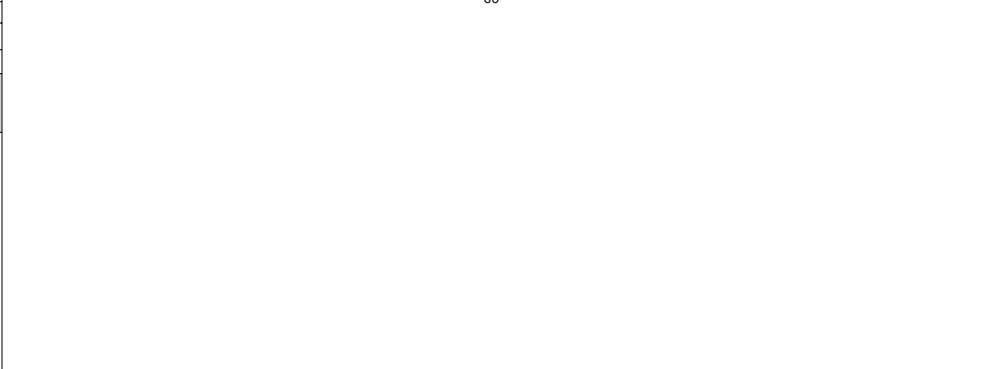
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	60,444
TOTALS	1,380		1,380	60,444

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	10.00	100	2009
3	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.01	AC	

REVIEW DATE 01/26/2023 BY WWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,380	116.8000	87.60	120,888	2002	2002	0	0	50.00	50.00
1 M/H 94+ - 100% - 2010											
Heated Area: 1380											
HX Base Yr 2010											



29894 CR 121, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2002	2002	3	86	3,010	
10.00	100	2009	2009	3	40	640	
10.00	100	2014	2014	3	65	1,248	

TOTAL OB/XF											
4,898											

Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		60,444	
TOTAL MARKET OB/XF VALUE		4,898	
TOTAL LAND VALUE - MARKET		30,300	
TOTAL MARKET VALUE		95,642	
SOH/AGL Deduction		41,189	
ASSESSED VALUE		54,453	
TOTAL EXEMPTION VALUE		29,453	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		95,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22242	ADDITION	1,280	01/01/2009
MH023867	MH MOVE-ON	0	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1647/1740	11/06/2009	WD	Q	I	01	85,000	
GRANTOR: CLARK FRANCIS & BARBA							
GRANTEE: VARNES FRANK D JR &							
1597/1486	12/17/2008	WD	U	I	05	30,000	
GRANTOR: WELLS FARGO BANK NA T							
GRANTEE: CLARK FRANCIS & BAR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W60 S23 E60 N23 \$.											

PRINTED 08/06/2024 BY SYS