

PT SAMUEL CLARK & GEORGE S
BROWN GRANT SEC 41-4N-24E
IN OR 1267/1507

HARTLEY DAVID F JR & TRACIE B
29273 PIGEON CREEK ROAD
HILLIARD, FL 32046

2024

41-4N-24-0000-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,080	100	1,080	50,659
DCK	120	15	18	844
UOP	156	25	39	1,829
TOTALS	1,356		1,137	53,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2016

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		OR	0.00	0.00	2.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,137	135.9600	101.97	115,940	2000	2000	0	0	54.00	46.00
1 M/H 94+ - 100% - 2005 Heated Area: 1080 HX Base Yr 2005											
29273 PIGEON CREEK RD, HILLIARD											

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

TOTAL OB/XF											
14,175											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		53,332	
TOTAL MARKET OB/XF VALUE		14,175	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		118,507	
SOH/AGL Deduction		60,843	
ASSESSED VALUE		57,664	
TOTAL EXEMPTION VALUE		HX HB	32,664
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		118,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1267/1507	10/21/2004	WD	Q	I		67,800	
GRANTOR: TAYLOR GLENN M							
GRANTEE: HARTLEY DAVID JR &							
1221/1953	4/13/2004	WD	U	I	05	36,000	
GRANTOR: GREEN TREE SERVICING							
GRANTEE: TAYLOR GLENN M							

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

BUILDING DIMENSIONS											
BAS=[YR=2000;ORIG=-9,14] W6 W26 W8 S27 E11 E10 E19 N27 \$											
DCK=[YR=2000;ORIG=-38,41] E10 S12 W10 N12 \$											
UOP=[YR=2000;ORIG=-41,8] E26 S6 W26 N6 \$											