PT OF SE1/4 OF SW1/4
IN OR 2596/592

DAVIS ALMA L L/E/
24736 BENTWATER LN
HILLIARD, FL 32046

2025

03-2N-23-0000-0005-0050

NASSAU COUNTY PROPERTY

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	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

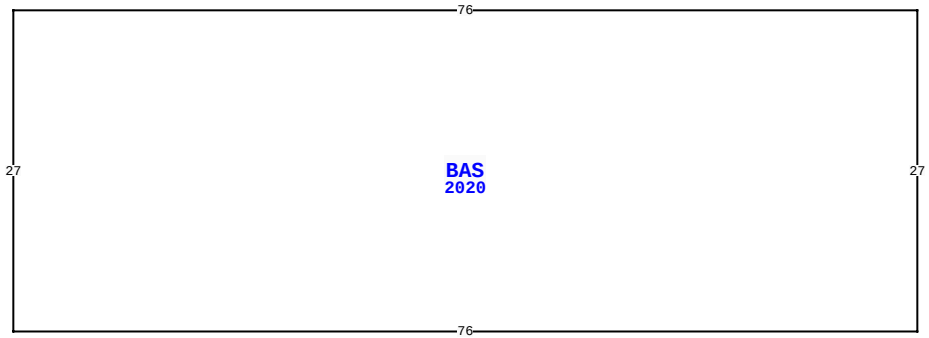
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2020	2,052	192,835
TOTALS	2,052			2,052	192,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.3800	98.92	202,984	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr 1988



24736 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,835
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		74,200
TOTAL MARKET VALUE		268,235
SOH/AGL Deduction		84,802
ASSESSED VALUE		183,433
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		127,711
TOTAL JUST VALUE		268,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003241	CO ISSUED	0	04/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0592	9/23/2022	WD	U	I	11	100
GRANTOR: DAVIS ALMA L						
GRANTEE: DAVIS DERRICK A						
0504/0707	12/03/1986	WD	U	I		14,500
GRANTOR: COOPER MICHAEL A						
GRANTEE: DAVIS JAMES & ALMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S27 E76 N27$.

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	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000100	C	RES	100	0004	OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 11/23/2020 BY TW Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS