PT SAMUEL CLARK & GEORGE S
BROWN GRANT SEC 41-4N-24E &
PT GOVT LOT 4 OF SEC 7-4N-24E

BROWN ROBERT A/HENDRIX JACQUELINE Y
29304 PIGEON CREEK RD
HILLIARD, FL 32046

2025

07-4N-24-0000-0006-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
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	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

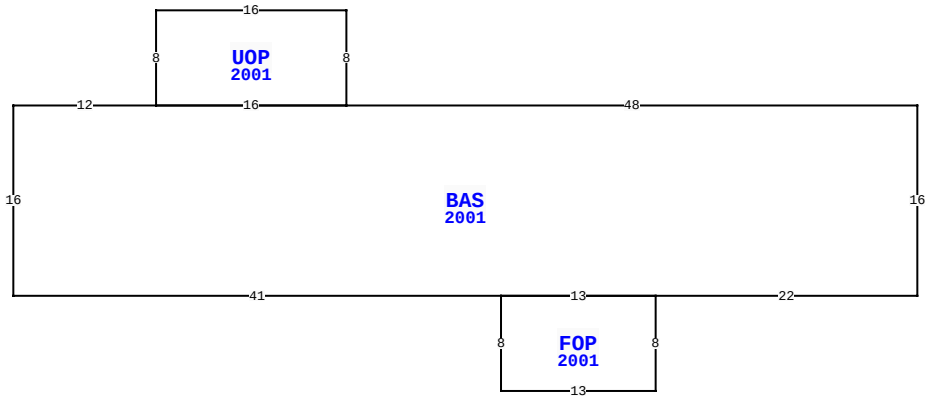
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2001	1,216	72,689
FOP	104	30	2001	31	1,853
UOP	128	25	2001	32	1,913
TOTALS	1,448			1,279	76,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,279	152.8800	129.95	166,206	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 2024 Heated Area: 1216 HX Base Yr



29304 PIGEON CREEK RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,455
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	149,395
SOH/AGL Deduction	2,691
ASSESSED VALUE	146,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,704
TOTAL JUST VALUE	149,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013528	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/809	9/21/2023	QC	U	I	11	120,000
GRANTOR: NELSON FREDDIE JACKSO						
GRANTEE: BROWN ROBERT A						
2510/0141	10/29/2021	WD	Q	I	01	120,000
GRANTOR: DIXON ELAINE						
GRANTEE: NELSON FREDDIE JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W48 W16 W12 S16 E41 E13 E22 N16 $
FOP=[YR=2001;ORIG=-35,16] S8 E13 N8 W13 $
UOP=[YR=2001;ORIG=-64,0] N8 E16 S8 W16 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS