LOT 5
IN OR 2373/1677
HENDRICKS ACRES PB 6/91

BRIGHT DAVID E & SHEILA M
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2025

10-3N-24-073A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

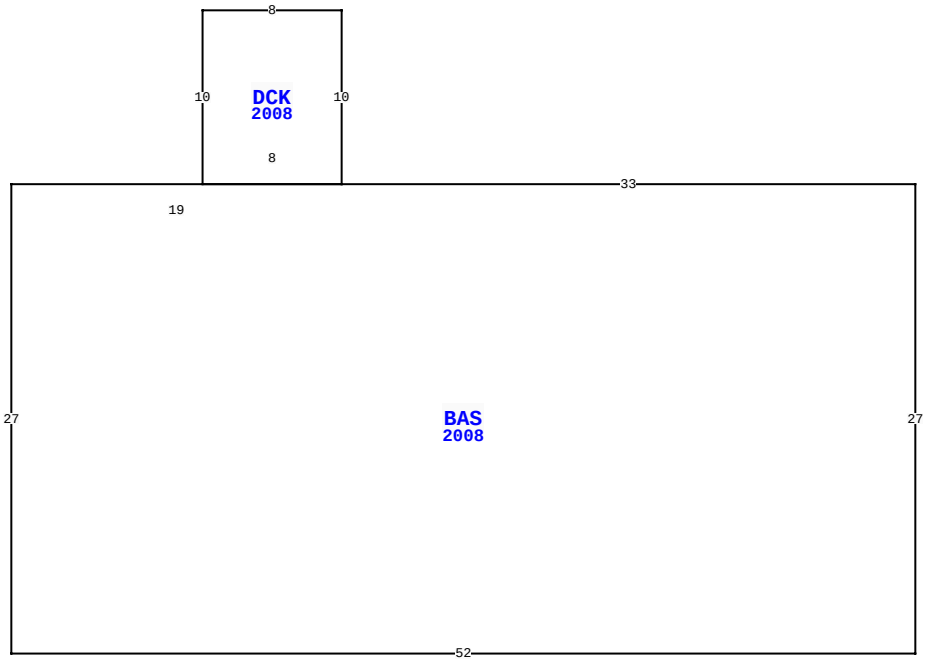
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2008	1,404	52,414
DCK	80	15	2008	12	448
TOTALS	1,484			1,416	52,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,416	122.0000	103.70	146,839	2001	2001	0	0	10	54.00	36.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



151060 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,862
TOTAL MARKET OB/XF VALUE	3,952
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	101,814
SOH/AGL Deduction	30,827
ASSESSED VALUE	70,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,987
TOTAL JUST VALUE	101,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24172	ADDITION	5,567	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1677	7/06/2020	WD	Q	I	01	58,000
GRANTOR: PURVIS SYBIL H & WILL						
GRANTEE: BRIGHT DAVID E & SH						
1666/1916	3/09/2010	WD	U	I	12	36,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PURVIS SYBIL H & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W33 DCK=[YR=2008] N10 W8 S10 E8$ W19 S27 E52 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	1242	WD DECK A	0	0	23	11	253.00	SF	10.00	10.00	100	2010	2010	3	40	1,012	
2	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 3,952

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/08/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS