PT GOVT LOT 1 OF SEC 27-2N-23E
IN OR 671/692 BEING
PARAGRAPH "1" (EX PT IN

LEE GARY W & PATRICIA B
3121 HENRY LEE ROAD
HILLIARD, FL 32046-9302

2025

27-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

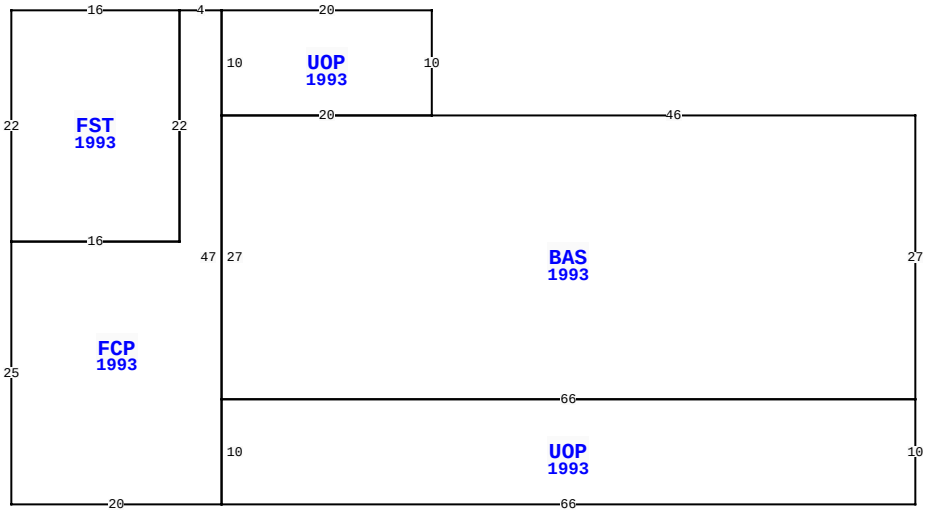
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	50,466
FCP	588	25	1993	147	4,163
FST	352	65	1993	229	6,485
UOP	200	25	1993	50	1,416
UOP	660	25	1993	165	4,673
TOTALS	3,582			2,373	67,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,373	118.0000	94.40	224,011	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1782 HX Base Yr



3121 HENRY LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,203
TOTAL MARKET OB/XF VALUE		12,392
TOTAL LAND VALUE - MARKET		179,595
TOTAL MARKET VALUE		259,190
SOH/AGL Deduction		147,356
ASSESSED VALUE		111,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,112
TOTAL JUST VALUE		259,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95776	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0763/1126	6/24/1996	WD	U	I	07	100
GRANTOR: TROY D & KATHLEEN L L						
GRANTEE: GARY W & PATRICIA B						
0731/0224	6/08/1995	WD	Q	I		85,000
GRANTOR: LEE TROY & KATHLEEN						
GRANTEE: LEE GARY & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UOP=[YR=1993] N10 W20 FCP=[YR=1993] W4 FST=[YR=1993] W16S22 E16 N22$ S22 W16 S25 E20 UOP=[YR=1993] E66 N10 W66 S10$ N47$ S10 E20$ W20 S27 E66 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0681	POLE SHED	0	100	25	39	975.00	SF	15.00	15.00	100	1955	1955	3	20	2,925	
3	0680	POLE SHED	1	100	34	24	816.00	SF	10.00	10.00	100	2024	2022		95	7,752	

LAND DESCRIPTION

TOTAL OB/XF 12,392

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	0005	OR	0.00	0.00	9.21	AC		1.00	1.00	1.00	19,500.00	19,500.00	179,595							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 9.21 Total Land Value: 179,595 Market: 0 Agricultural: 0 Common: 179,595 PRINTED 07/30/2025 BY SYS