PT OF NE1/4 OF NW1/4 OF
SEC 33-4N-23E IN OR 1864/1632
(EX PT IN R/W)

PHIPPS CHARLENE/SMITH CHARLES E JR
211610 CR 121
HILLIARD, FL 32046

2025

33-4N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

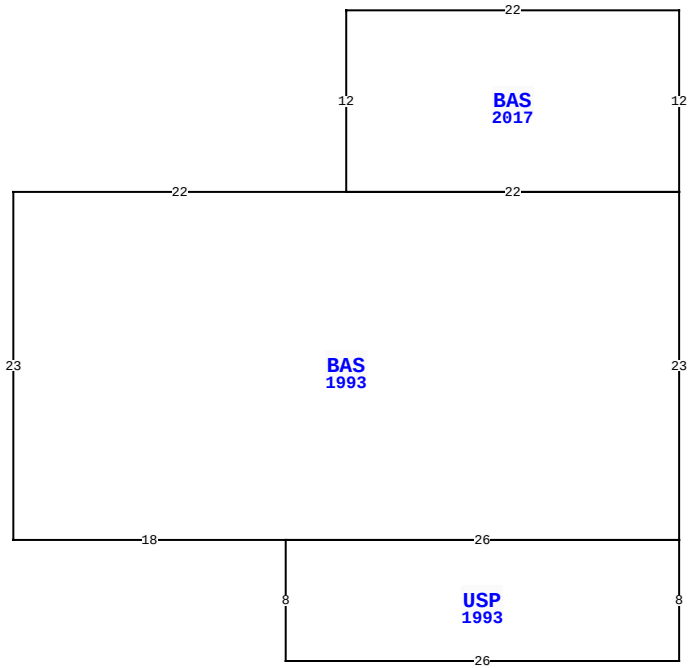
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	23,851
BAS	264	100	2017	264	6,222
USP	208	50	1993	104	2,451
TOTALS	1,484			1,380	32,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	98.2000	78.56	108,413	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1276 HX Base Yr



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

31630 KNIGHT RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,524
TOTAL MARKET OB/XF VALUE	136
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	68,660
SOH/AGL Deduction	24,954
ASSESSED VALUE	43,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,706
TOTAL JUST VALUE	68,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1632	6/27/2013	WD	U	I	11	100
GRANTOR: SMITH CHARLES E SR &						
GRANTEE: PHIPPS CHARLENE & C						
0944/0806	8/10/2000	WD	Q	I		16,000
GRANTOR: WHITE ROBERT LEE						
GRANTEE: SMITH CHARLES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S12 BAS=[YR=1993] W22 S23 E18 USP=[YR=1993] S8 E26 N8 W26$ E26 N23 W22$ E22 N12$.

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	17	4	68.00	SF	10.00	10.00	100	1992	1992	3	20	136	

LAND DESCRIPTION

TOTAL OB/XF 136

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	110.00	160.00	0.40	AC		1.00	1.00	2.00	45,000.00	90,000.00	36,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.40 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS