PT OF SE1/4 OF SE1/4
IN OR 2758/1970

BOWEN MICHELE L
19298 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0011-0040

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	05	DRYWALL 100
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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

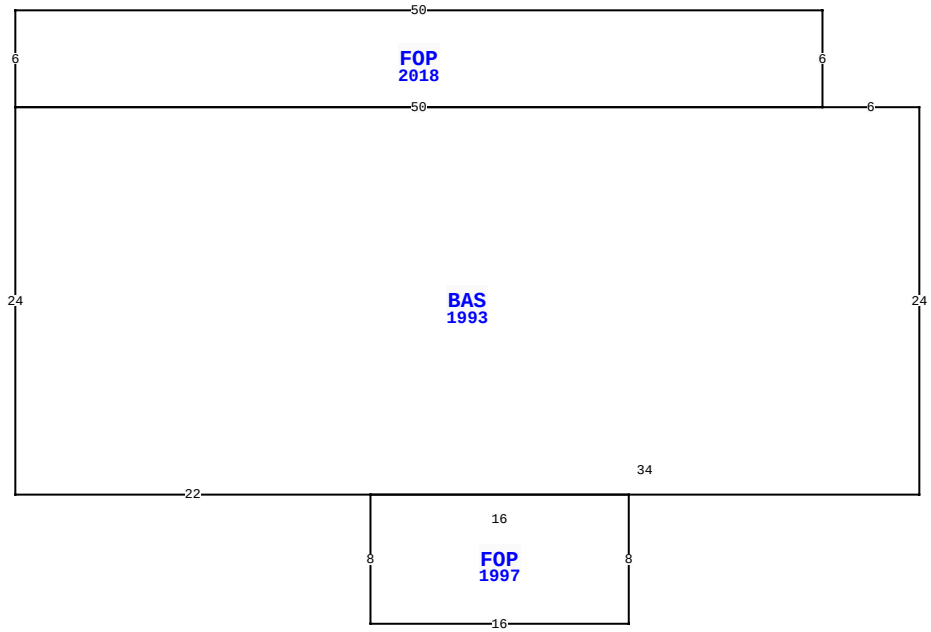
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	37,933
FOP	128	30	1997	38	1,073
FOP	300	30	2018	90	2,540
TOTALS	1,772			1,472	41,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,472	117.6000	94.08	138,486	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1344 HX Base Yr



19298 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,546
TOTAL MARKET OB/XF VALUE	23,920
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	110,466
SOH/AGL Deduction	0
ASSESSED VALUE	110,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,466
TOTAL JUST VALUE	110,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1970	11/29/2024	QC	U	I	11	100
GRANTOR: LOOSE PAMELA SUE						
GRANTEE: BOWEN MICHELE L						
1435/0976	8/07/2006	WD	U	I	07	100
GRANTOR: SCHRAUD MELISSA A						
GRANTEE: LOOSE LEWIS S & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=2018] N6 W50 S6 E50$ W50 S24 E22
FOP=[YR=1997] S8E16 N8 W16$ E34 N24$.

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	0812	CONCRETE C	0	0	0	0	2,348.00	SF	4.00	4.00	100	1998	1998	3	73	6,856	
2	0510	GARAGE WD-	0	0	40	40	1,600.00	SF	35.00	35.00	100	2000	2000	3	27	15,120	
3	0681	POLE SHED	0	0	12	40	480.00	SF	15.00	15.00	100	2000	2000	3	27	1,944	

LAND DESCRIPTION

TOTAL OB/XF 23,920

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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS