

PT OF LOTS 9 & 10  
IN OR 1110/991  
CORNWALL SURVEY PB 0/31

21ST MORTGAGE CORPORATION  
PO BOX 477  
KNOXVILLE, TN 37901-0477

2025

34-4N-24-2020-0009-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| 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  | 04   | Quality Level 04 |
| 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         | 2009 | 1,344        | 64,582               |
| UOP       | 240              | 25          | 2009 | 60           | 2,883                |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,584 |  |  | 1,404 | 67,466 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |    |   |       |    |          |
|----------------|------------|-------------|-----|-----|----|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0 | 1.00  | UT | 3,500.00 |
| 2              | 1242       | WD DECK A   | 0   | 0   | 13 | 5 | 65.00 | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0007 | OR       | 0.00  | 0.00  | 2.52        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/10/2020 | BY | TWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-----------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                          | 02  | 1,404     | 128.4800    | 109.21         | 153,331        | 2000 | 2000 |      | 0    | 0 | 56.00 | 44.00  |  |
| 1 M/H 94+ - 0% - 0                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 1344                             |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div></div><div>BAS<br/>2009</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div></div><div>UOP<br/>2009</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                             |          |  |           |            |     |
|-----------------------------|----------|--|-----------|------------|-----|
| 37187 ABERCORN RD, HILLIARD | BLD DATE |  | LGL DATE  | 05/07/2025 | MLU |
|                             | XF DATE  |  | LAND DATE |            |     |
|                             | INC DATE |  | AG DATE   |            |     |

| L N | 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       | 2000    | 2000        | 3 | 83     | 2,905           |       |
| 2   | 1242       | WD DECK A   | 0   | 0   | 13 | 5 | 65.00 | SF | 10.00    | 10.00          | 100       | 2002    | 2002        | 3 | 20     | 130             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |          |        | 3,035   |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 000100   | C   | RES                  | 0   | 0007 | OR       | 0.00  | 0.00  | 2.52        | AC        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 88,200     |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 2.52 | Total Land Value: 88,200 | Market: 0 | Agricultural: 0 | Common: 88,200 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 67,466      |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,035       |   |
| TOTAL LAND VALUE - MARKET |  | 88,200      |   |
| TOTAL MARKET VALUE        |  | 158,701     |   |
| SOH/AGL Deduction         |  | 31,289      |   |
| ASSESSED VALUE            |  | 127,412     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 127,412     |   |
| TOTAL JUST VALUE          |  | 158,701     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 140,903     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1110/0991                      | 1/30/2003 | QC        | Q   | I   | 06     | 100        |  |
| GRANTOR: BLALOCK LAURA J & KEN |           |           |     |     |        |            |  |
| GRANTEE: 21ST MORTGAGE CORP    |           |           |     |     |        |            |  |
| 0940/1079                      | 7/13/2000 | WD        | U   | I   | 13     | 26,900     |  |
| GRANTOR: HIGGINBOTHAM TRAVIS   |           |           |     |     |        |            |  |
| GRANTEE: BLALOCK LAURA J & K   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2009] W56 S24 E14 UOP=[YR=2009] S10 E24 N10 W24\$ E42 N24 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |