IN OR 2577/495

EAST ZACHARY D
31479 CR 121
HILLIARD, FL 32046

2025

37-3N-23-0000-0001-0470

BUILDING CHARACTERISTICS

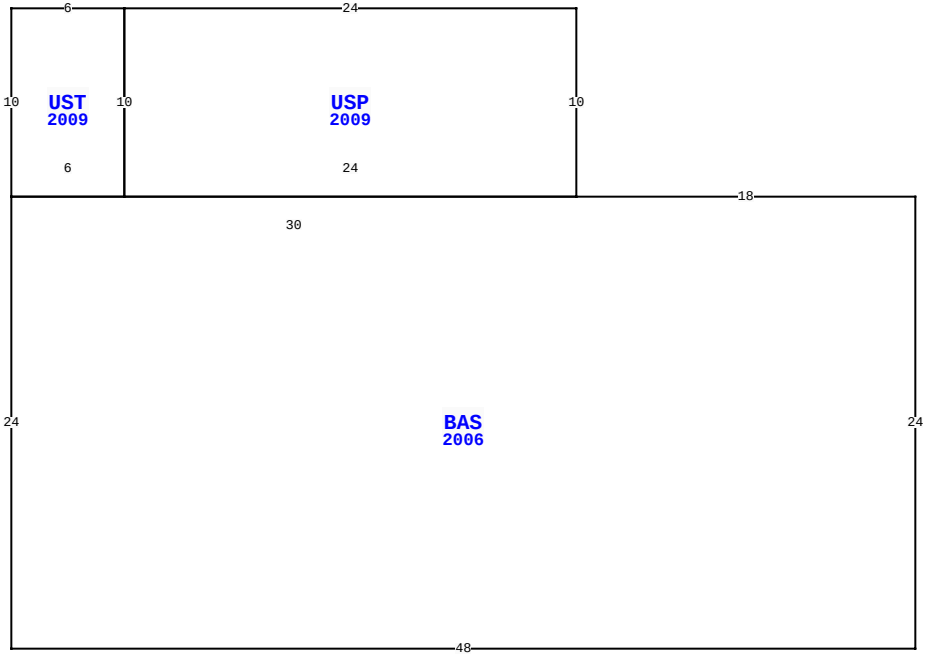
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,152	100	2006	1,152	99,393
USP	240	50	2009	120	10,354
UST	60	55	2009	33	2,847
TOTALS	1,452			1,305	112,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,305	158.6000	126.88	165,578	1986	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



31479 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,593
TOTAL MARKET OB/XF VALUE		4,882
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		162,475
SOH/AGL Deduction		22,362
ASSESSED VALUE		140,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,391
TOTAL JUST VALUE		162,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034284	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0495	6/22/2022	WD	Q	I	01	195,000
GRANTOR: BANERSY CORP INC						
GRANTEE: EAST ZACHARY D						
2476/0490	6/30/2021	WD	Q	I	01	70,000
GRANTOR: BLACKWELDER LEE ANN						
GRANTEE: BANERSY CORP INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 USP=[YR=2009] N10 W24 UST=[YR=2009] W6 S10 E6 N10 $ S10 E24 $ W30 S24 E48 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	0940	SHEDS/PORT	0	100	24	10	240.00	SF	18.00	18.00	100	2018	2018	3	78	3,370	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2018	2018	3	84	1,512	

LAND DESCRIPTION

TOTAL OB/XF 4,882

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	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 08/25/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS