LOT 1
IN OR 2000/1476
1988 HART DW/MH

KISER ALAN L & WENDY D
31718 COUNTY ROAD 121
HILLIARD, FL 32046

2025

37-3N-23-2070-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

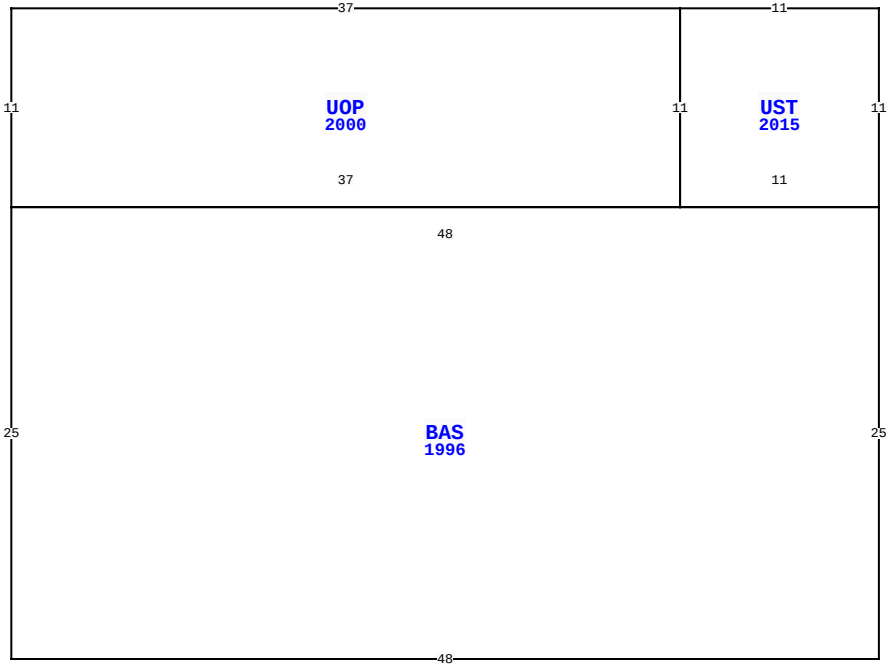
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,200	100	1996	1,200	66,017
UOP	407	25	2000	102	5,611
UST	121	55	2015	67	3,686
TOTALS	1,728			1,369	75,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,369	122.8000	98.24	134,491	1988	2006	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2016 Heated Area: 1200 HX Base Yr 2016



31718 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: 4	Tax Dist:	
BUILDING MARKET VALUE		75,315
TOTAL MARKET OB/XF VALUE		1,328
TOTAL LAND VALUE - MARKET		66,600
TOTAL MARKET VALUE		143,243
SOH/AGL Deduction		86,632
ASSESSED VALUE		56,611
TOTAL EXEMPTION VALUE	HX HB	31,611
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002310	REPAIR/RRF	9,439	05/01/2000
MH961428	MH MOVE-ON	0	07/01/1996
8412	MH MOVE-ON	1,000	01/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/1476	9/02/2015	WD	Q	I	02	60,000
GRANTOR: MCCLARRIE HAROLD C &						
GRANTEE: KISER ALAN L & WEND						
1990/0084	7/02/2015	WD	Q	I	01	60,000
GRANTOR: SNELGROVE JULIAN M &						
GRANTEE: MCCLARRIE HAROLD C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2015] W11 UOP=[YR=2000] W37 S11 BAS=[YR=1996] S25 E48 N25 W48$ E37 N11$ S11 E11 N11$.

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	0351	CARPORT MT	0	100	32	12	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
2	1242	WD DECK A	0	100	28	10	280.00	SF	10.00	10.00	100	1997	1997	3	20	560	

LAND DESCRIPTION

TOTAL OB/XF 1,328

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	1.48	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,600							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 1.48 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 07/30/2025 BY SYS