LOTS 4 & 5
IN OR 1735/308
R224165 & R224166

COIRO MICHAEL A
31620 COUNTY ROAD 121
HILLIARD, FL 32046

2025

37-3N-23-2070-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

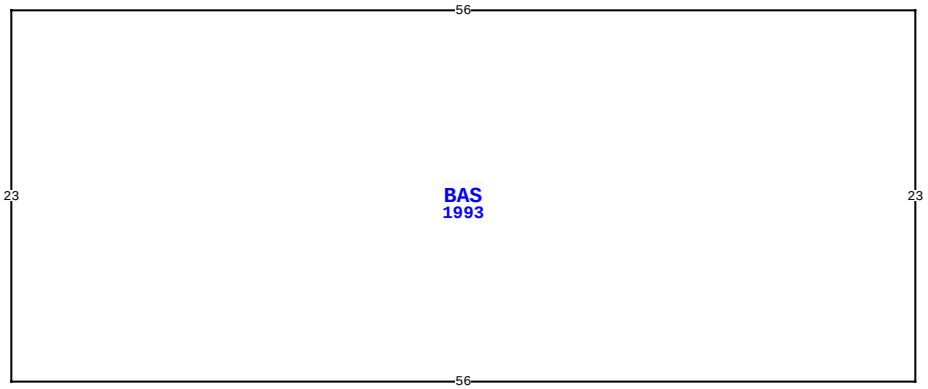
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	35,487
TOTALS	1,288			1,288	35,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	114.8000	91.84	118,290	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr 1994



31620 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,487
TOTAL MARKET OB/XF VALUE		1,606
TOTAL LAND VALUE - MARKET		75,250
TOTAL MARKET VALUE		112,343
SOH/AGL Deduction		76,050
ASSESSED VALUE		36,293
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,293
TOTAL JUST VALUE		112,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1735/0308	4/21/2011	TD	U	I	30	100
GRANTOR: COIRO MICHAEL ANGELO						
GRANTEE: COIRO MICHAEL A						
0686/1099	8/13/1993	WD	Q	I		35,000
GRANTOR: BAGBY CAROL & JOY						
GRANTEE: COIRO MICHAEL A TRT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23$.

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	0350	CARPORT WD	0	100	10	19	190.00	SF	13.00	13.00	100	1986	1986	3	20	494	
2	0350	CARPORT WD	0	100	30	19	570.00	SF	9.75	9.75	100	1995	1995	3	20	1,112	

LAND DESCRIPTION

TOTAL OB/XF 1,606

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	2.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,250							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 2.15 Total Land Value: 75,250 Market: 0 Agricultural: 0 Common: 75,250 PRINTED 07/30/2025 BY SYS