LOT 4
IN OR 1647/1740
2002 PINR DW/MH

VARNES FRANK D JR & MELISSA N
29894 COUNTY ROAD 121
HILLIARD, FL 32046

2025

39-3N-23-1860-0004-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

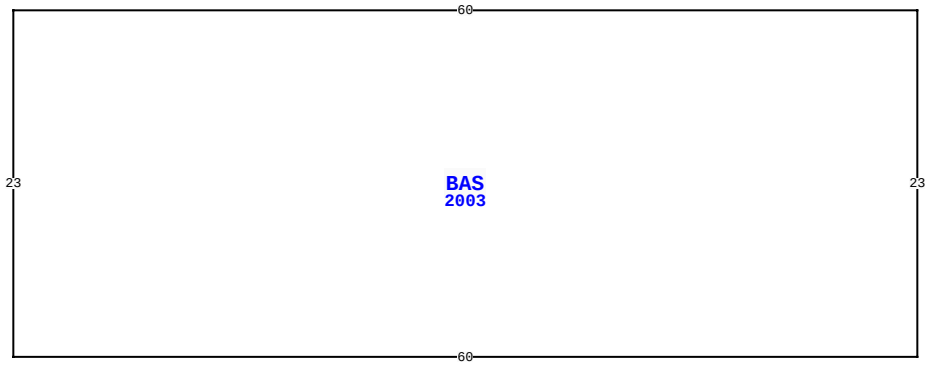
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2003	1,380	65,763
TOTALS	1,380			1,380	65,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	116.8000	99.28	137,006	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2010 Heated Area: 1380 HX Base Yr 2010



29894 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,763
TOTAL MARKET OB/XF VALUE		4,687
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		115,900
SOH/AGL Deduction		59,868
ASSESSED VALUE		56,032
TOTAL EXEMPTION VALUE	HX HB	31,032
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22242	ADDITION	1,280	01/01/2009
MH023867	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/1740	11/06/2009	WD	Q	I	01	85,000
GRANTOR: CLARK FRANCIS & BARBA						
GRANTEE: VARNES FRANK D JR &						
1597/1486	12/17/2008	WD	Q	I	05	30,000
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: CLARK FRANCIS & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S23 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2009	2009	3	35	560	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2014	2014	3	60	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,687

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	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS