LOT 7 IN OR 1072 PG 1538
1996 SKYL DW
RIVERWOOD ESTATES PB 5/292

MCGEHEAN DOUGLAS
PO BOX 1141
HILLIARD, FL 32046-1141

2025

39-3N-23-1860-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

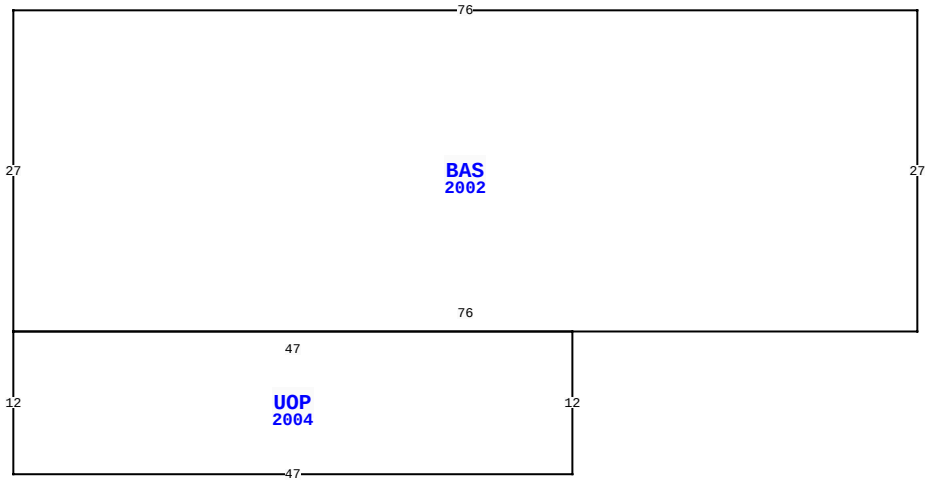
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	61,535
UOP	564	25	2004	141	4,228
TOTALS	2,616			2,193	65,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,193	117.6000	99.96	219,212	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



30012 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		65,764
TOTAL MARKET OB/XF VALUE		4,663
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		115,427
SOH/AGL Deduction		48,533
ASSESSED VALUE		66,894
TOTAL EXEMPTION VALUE	HX HB WR	46,894
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		115,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311641	ADDITION	6,500	09/01/2003
MH961315	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/1538	8/05/2002	QC	Q	I	01	100
GRANTOR: MCGEHEAN DOROTHY M						
GRANTEE: MCGEHEAN DOUGLAS &						
0762/1033	5/07/1996	WD	U	V	07	100
GRANTOR: LOTT ANN M						
GRANTEE: MCGEHEAN DOROTHY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 UOP=[YR=2004] S12 E47 N12 W47$ E76 N27$.

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	1996	1996	3	77	2,695	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
3	0940	SHEDS/PORT	0	100	0	0	280.00	SF	30.00	30.00	100	2001	2001	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 4,663

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 01/26/2023 BY WAX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS