

PT SAMUEL CLARK & GEORGE S
BROWN GRANT SEC 41-4N-24E &
PT GOVT LOT 4 OF SEC 7-4N-24E

WILLIAMS PHILIP L JR
29131 PIGEON CREEK RD
HILLIARD, FL 32046

2025

41-4N-24-0000-0001-0080



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	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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	2,908	100	2007	2,908	215,578
FOP	132	30	2007	40	2,965
TOTALS	3,040			2,948	218,543

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,948	155.7400	132.38	390,256	2006	2006	0	0	44.00	56.00
1 M/H 94+ - 100% - 2017											
Heated Area: 2908											
HX Base Yr 2017											
29131 PIGEON CREEK RD, HILLIARD											
BLD DATE	01/08/2008		JH	LGL DATE							
XF DATE	01/08/2008		JH	LAND DATE			05/21/2025				
INC DATE				AG DATE			MLU				

TOTALS		3,040				2,948		218,543		29131 PIGEON CREEK RD, HILLIARD				XF DATE		01/08/2008		JH		LAND DATE		05/21/2025		MLU	
EXTRA FEATURES										INC DATE								AG DATE							
L N	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	0812	CONCRETE C		0	100	0	0	1,006.00		SF	4.00		4.00		100	2010	2010	3	90	3,622					
2	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	2006	2006	3	89	3,115					
3	0861	POOL GUNIT		0	100	24	10	240.00		SF	85.00		85.00		100	2019	2019	3	87	17,748					
4	0810	CONCRETE A		0	100	0	0	320.00		SF	6.50		6.50		100	2019	2019	3	97	2,018					