W1/2 OF NE1/4 OF SE1/4
IN OR 1521/444

BRIGHT DAVID E &/CORNETT SHELIA M
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2026

03-2N-23-0000-0009-0040

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

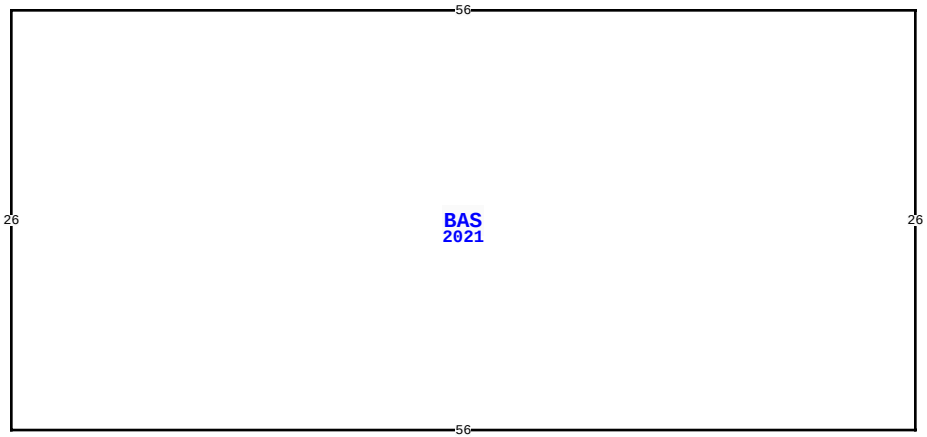
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2021	1,456	159,939
TOTALS	1,456			1,456	159,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.4800	115.63	168,357	2021	2021	0	0	0	5.00	95.00

2 M/H 94+ 0% - 0 Heated Area: 1456 HX Base Yr



3637 CR 108, HILLIARD

BLD DATE	02/13/2008 JH	LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,939
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,000
TOTAL MARKET VALUE	205,939
SOH/AGL Deduction	11,447
ASSESSED VALUE	194,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,492
TOTAL JUST VALUE	205,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005625	CO ISSUED	0	05/04/2021
21003014	MH MOVE-ON	0	03/12/2021
MH972052	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/0444	8/23/2007	WD	U	I	11	65,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: BRIGHT DAVID E & SH						
0800/1914	7/24/1997	WD	Q	V		6,000
GRANTOR: GRAGG CHRIS						
GRANTEE: HOWARD JAMES & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0004	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	40,000.00	40,000.00	46,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.15 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 07/09/2026 BY SYS