PT GOVT LOTS 2,4 & 5 OF
SEC 7-4N-24E IN OR 2050/1226
{1999 SKYO DW/MH}

LOWDENSLAGER AMANDA G & DALTON
29053 PIGEON CREEK RD
HILLIARD, FL 32046

2026

07-4N-24-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	Quality Level 05

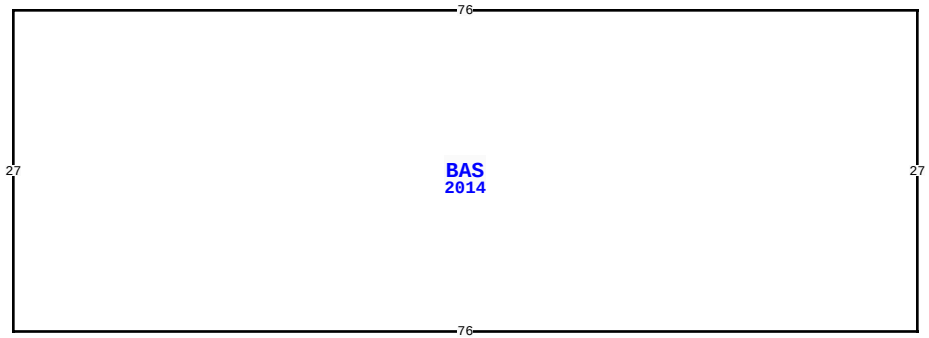
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2014	2,052	136,068
TOTALS	2,052			2,052	136,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	147.3600	132.62	272,136	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2017 Heated Area: 2052 HX Base Yr 2017



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,068
TOTAL MARKET OB/XF VALUE		24,850
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		202,518
SOH/AGL Deduction		109,822
ASSESSED VALUE		92,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,285
TOTAL JUST VALUE		202,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003316	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1226	5/26/2016	WD	Q	I	01	85,000
GRANTOR: CRIBB LARRY C & VICKI						
GRANTEE: LOWDENSLAGER AMANDA						
2022/0096	11/20/2015	SW	U	I	12	23,000
GRANTOR: CWMBS REPERFORMING LO						
GRANTEE: CRIBB LARRY C & VIC						

29053 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 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	1999	1999	3	80	2,800	
2	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2016	2016	3	75	22,050	

LAND DESCRIPTION

TOTAL OB/XF 24,850

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	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.04 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 07/09/2026 BY SYS