

21ST MORTGAGE CORPORATION
PO BOX 477
KNOXVILLE, TN 37901-0477

34-4N-24-2020-0009-0070



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION03VINYL 1000800021,404128.4800EFF. BASE RATE115.63REPL. COST NEW162,345AYB2000EYB2000ECON0FNCT0NORM058.00% COND42.00Roof Structur03GABLE/HIP 1001 M/H 94+ 0%- 0Heated Area: 1344HX Base YrInterior Wall05DRYWALL 100-56Interior Floo14CARPET 70Interior Floo08SHT VINYL 30Air Condition03CENTRAL 10024Stories Units001000100UOPBAS2009200942191924241419192424Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUEBAS1,34410020091,34465,271UOP240252009602,914TOTALES1,5841,40468,185EXTRA FEATURES37187 ABERCORN RD, HILLIARDBLD DATEXF DATEINC DATEGLG DATELAND DATEAG DATE05/12/2026MLUL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10500FP-PREFAB00001.00UT3,500.003,500.00100200020003812,83521242WD DECKA00013565.00SF10.0010.0010020022002320130BUILDING DIMENSIONSBAS=[YR=2009] W56 S24 E14 UOP=[YR=2009] S10 E24 N10 W24\$E42 N24 \$.

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION BYTax Group: 4Tax Dist:BUILT BUILDING MARKET VALUE68,185TOTAL MARKET OB/XF VALUE2,965TOTAL LAND VALUE - MARKET85,680TOTAL MARKET VALUE156,830SOH/AGL Deduction16,677ASSESSED VALUE140,153TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE140,153TOTAL JUST VALUE156,830NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE158,701SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNSALE PRICE1110/09911/30/2003QCQQII06100GRANTOR: BLALOCK LAURA J & KGRANTEE: 21ST MORTGAGE CORP0940/10797/13/2000WDUII1326,900GRANTOR: HIGGINBOTHAM TRAVISGRANTEE: BLALOCK LAURA J & KBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2009] W56 S24 E14 UOP=[YR=2009] S10 E24 N10 W24\$E42 N24 \$.

TOTAL OB/XFTOTAL 2,965

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPPTH FACT% CONDTOT ADJUSTUNIT PRICELAND ADJUSTPRICEADJ UNIT PRICEVALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRESS00007OR0.000.002.52AC1.001.001.0034,000.0034,000.0085,680PRINTED 07/09/2026 BY SYS