IN OR 953/113
GAFLWO5A28182CW21 &
GAFLWO5B28182CW21

**BRANNON DEAN & SHANA**
31449 COUNTY ROAD 121
HILLIARD, FL 32046

**2026**

**37-3N-23-0000-0001-0430**

## BUILDING CHARACTERISTICS

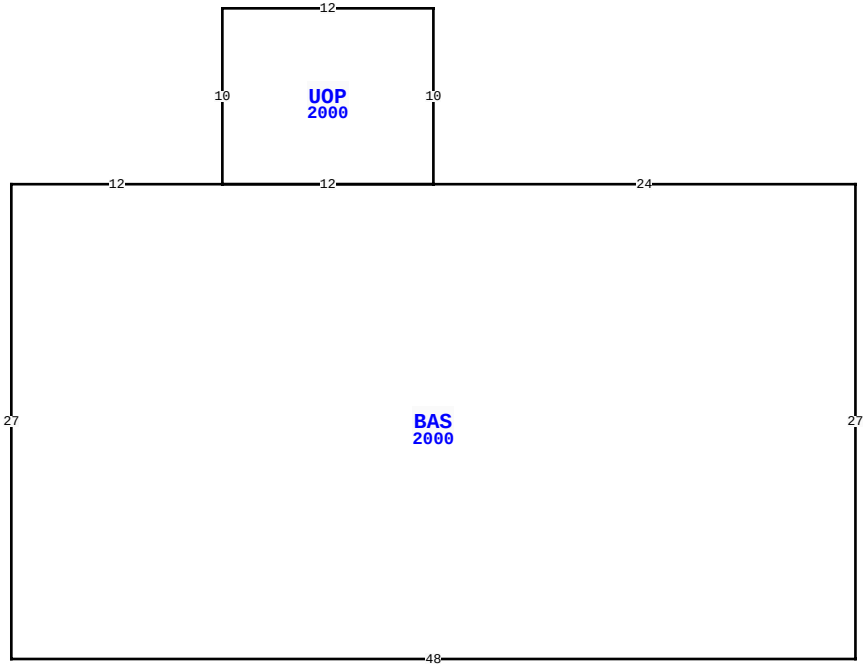
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,296 | 100 | 2000 | 1,296 | 63,432 |
| UOP | 120 | 25 | 2000 | 30 | 1,468 |
| TOTALS | 1,416 | | | 1,326 | 64,900 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,326 | 135.9600 | 122.36 | 162,249 | 1999 | 1999 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ 100% - 2007 Heated Area: 1296 HX Base Yr 2007




31449 CR 121, HILLIARD

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

## 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 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 200 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 80 | 2,800 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 26 | 40 | 1,040.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 28 | 10,192 | |
| 4 | 0680 | POLE SHED | 0 | 100 | 40 | 20 | 800.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2021 | | 90 | 7,200 | |
| 5 | 0680 | POLE SHED | 0 | 100 | 40 | 30 | 1,200.00 | SF | 10.00 | 10.00 | 100 | 2026 | 2023 | | 95 | 11,400 | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 64,900 |
| TOTAL MARKET OB/XF VALUE | 31,792 |
| TOTAL LAND VALUE - MARKET | 112,000 |
| TOTAL MARKET VALUE | 208,692 |
| SOH/AGL Deduction | 118,349 |
| ASSESSED VALUE | 90,343 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 38,932 |
| TOTAL JUST VALUE | 208,692 |
| NCON VALUE | 11,400 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 205,270 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0953/0113 | 10/10/2000 | WD | Q | I | 01 | 100 |

GRANTOR: ROWE CAROL J

GRANTEE: BRANNON DEAN & SHAN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W24 W12 W12 S27 E48 N27 $
UOP=[YR=2000;ORIG=-36,0] N10 E12 S10 W12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 31,792

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 112,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS