LOT 3
IN OR 762 PG 407
R672158 & R672159

CHRISTY RICHARD A & TONYA M
56039 PHOENIX CT
CALLAHAN, FL 32011

2026

39-3N-23-1860-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

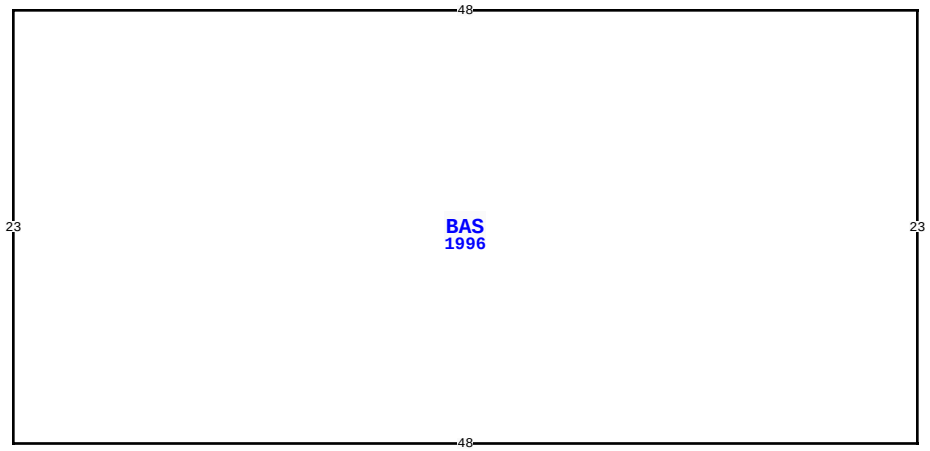
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1996	1,104	38,558
TOTALS	1,104			1,104	38,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	129.3600	116.42	128,528	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1104 HX Base Yr



29884 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,558
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	79,518
SOH/AGL Deduction	0
ASSESSED VALUE	79,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,518
TOTAL JUST VALUE	79,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961395	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0762/0407	6/06/1996	WD	Q	V		17,900

GRANTOR: LOTT ANN M
GRANTEE: CHRISTY RICHARD & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S23 E48 N23 $.

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	0	16	12	192.00	SF	10.00	10.00	100	2013	2013	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS