PT W1/2 OF NW1/4 OF
SEC 3-2N-23E &
PT NE1/4 OF SEC 4-2N-23E

MATHIS DYLAN
25418 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0140

NASSAU COUNTY PROPERTY

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	05	Quality Level 05

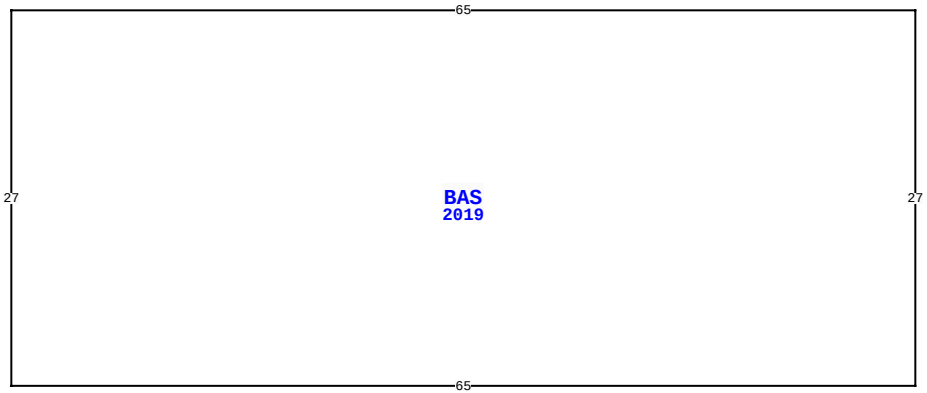
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	167,018
TOTALS	1,755		1,755	167,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	140.1600	98.11	172,183	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 1755 HX Base Yr 2020



25418 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,680
TOTAL MARKET VALUE		308,462
SOH/AGL Deduction		108,209
ASSESSED VALUE		200,253
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		150,253
TOTAL JUST VALUE		308,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004186	CO ISSUED	0	04/25/2019
19002490	MH MOVE-ON	8,567	03/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0261	12/31/2018	WD	Q	V	01	65,000
GRANTOR: ARNOLD JEROME JR						
GRANTEE: MATHIS DYLAN						
1997/0020	8/13/2015	QC	U	V	11	100
GRANTOR: ARNOLD WANDA F ET AL						
GRANTEE: ARNOLD JEROME JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W65 S27 E65 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

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	000115	C	SFR ACRES	100			0.00	0.00	9.60	AC		1.00	1.00	0.70	19,000.00	13,300.00	127,680							

REVIEW DATE 05/14/2021 BY TWA Total Acres: 9.60 Total Land Value: 127,680 Market: 0 Agricultural: 0 Common: 127,680 PRINTED 08/02/2023 BY SYS

PT W1/2 OF NW1/4 OF
SEC 3-2N-23E &
PT NE1/4 OF SEC 4-2N-23E

MATHIS DYLAN
25418 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

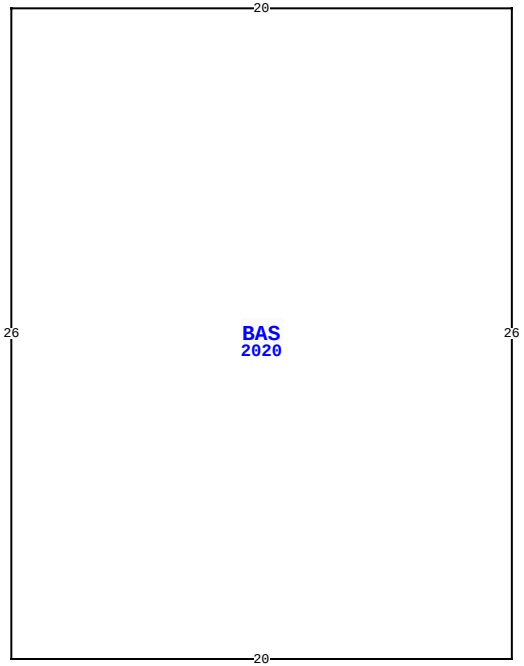
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	13,764
TOTALS	520		520	13,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	520	77.1650	27.01	14,045	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 520 HX Base Yr 2020



25418 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: MATHIS DYLAN						
1997/0020	8/13/2015	QC	U	V	11	100
GRANTOR: ARNOLD WANDA F ET AL						
GRANTEE: ARNOLD JEROME JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S26 E20 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/14/2021 BY TWA Total Acres: 9.60 Total Land Value: 127,680 Market: 0 Agricultural: 0 Common: 127,680 PRINTED 08/02/2023 BY SYS