PT OF E1/2 OF NW1/4
IN OR 2001/442
ESMT OR 1335/950

PURVIS MALLERY W JR & SUMER R/
23187 CR 121
HILLIARD, FL 32046

2023

15-2N-23-0000-0005-0300

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

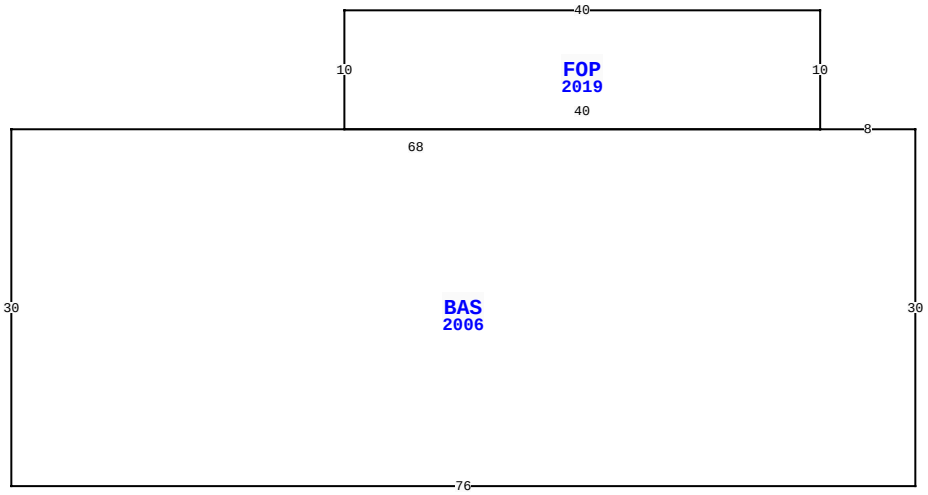
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	112,231
FOP	400	30	120	5,907
TOTALS	2,680		2,400	118,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,400	117.2000	82.04	196,896	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



23187 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		118,138
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		122,750
TOTAL MARKET VALUE		244,073
SOH/AGL Deduction		113,859
ASSESSED VALUE		130,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,214
TOTAL JUST VALUE		244,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0442	8/28/2015	WD	Q	I	02	139,900
GRANTOR: LANGLEY CAROLYN S						
GRANTEE: PURVIS MALLERY W JR						
1316/0176	5/09/2005	WD	U	V	01	43,000
GRANTOR: LANGLEY RANDALL T						
GRANTEE: LANGLEY STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FOP=[YR=2019] N10 W40 S10 E40$ W68 S30 E76 N30$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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	0004	OR	0.00	0.00	4.91	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,750							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 4.91 Total Land Value: 122,750 Market: 0 Agricultural: 0 Common: 122,750 PRINTED 08/02/2023 BY SYS