PT OF NE1/4 OF NW1/4 &
PT OF NW1/4 OF NE1/4
PT OR 907/161

LIBBY WILLIAM MERSHON & TERESA/
22186 COUNTY ROAD 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

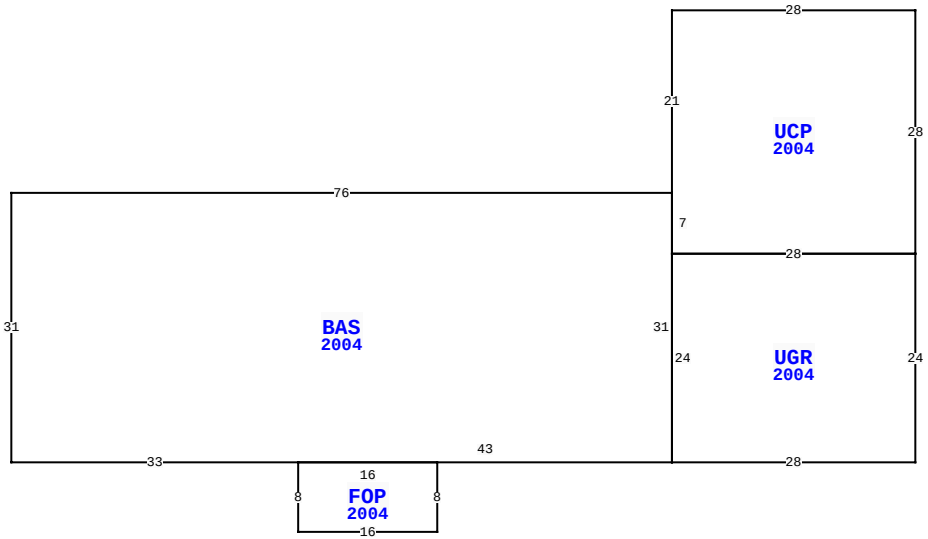
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	121,511
FOP	128	30	38	1,960
UCP	784	20	157	8,098
UGR	672	45	302	15,576
TOTALS	3,940		2,853	147,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,853	147.3600	103.15	294,287	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



22186 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,144
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		106,000
TOTAL MARKET VALUE		181,914
SOH/AGL Deduction		106,035
ASSESSED VALUE		75,879
TOTAL EXEMPTION VALUE	HX HB	49,119
BASE TAXABLE VALUE		26,760
TOTAL JUST VALUE		256,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MU013591	MH MOVE-ON	0	08/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2004] W28 S21 BAS=[YR=2004] W76 S31 E33 FOP=[YR=2004] S8 E16 N8 W16$ E43 UGR=[YR=2004] E28 N24 W28 S24$ N31$ S7 E28 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 5.00 Total Land Value: 31,760 Market: 76,000 Agricultural: 1,760 Common: 30,000 PRINTED 08/02/2023 BY SYS