PT W1/2 OF NW1/4 OF
SEC 3-2N-23E & PT NE1/4 OF SEC
4-2N-23E IN OR 2369/1778

MATHIS LACEY & AUSTIN/
25380 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0004-0150

BUILDING CHARACTERISTICS

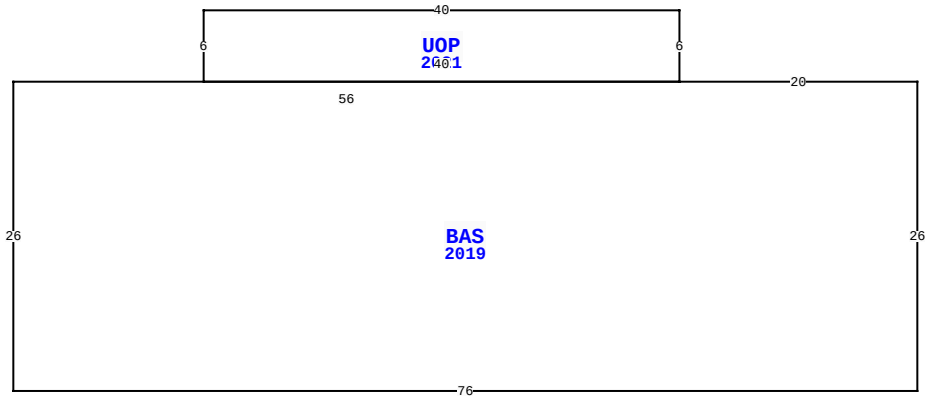
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,976	100	1,976	172,891
UOP	240	25	60	5,250
TOTALS	2,216		2,036	178,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,036	122.8000	92.10	187,516	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1976 HX Base Yr 2020



25380 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,764
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,120
TOTAL MARKET VALUE		376,884
SOH/AGL Deduction		137,178
ASSESSED VALUE		239,706
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,706
TOTAL JUST VALUE		376,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004182	CO ISSUED	0	04/25/2019
19002493	MH MOVE-ON	8,567	03/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/1778	6/04/2020	WD	U	I	11	100
GRANTOR: MATHIS AUSTIN & LACEY						
GRANTEE: MATHIS LACEY & AUST						
2247/0212	12/31/2018	WD	Q	V	01	65,000
GRANTOR: ARNOLD JEROME JR						
GRANTEE: MATHIS AUSTIN & LAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 UOP=[YR=2021] N6 W40 S6 E40$ W56 S26 E76 N26$.

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		OR	0.00	0.00	9.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,120							

REVIEW DATE 05/14/2021 BY TWA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/06/2024 BY SYS

PT W1/2 OF NW1/4 OF
SEC 3-2N-23E & PT NE1/4 OF SEC
4-2N-23E IN OR 2369/1778

MATHIS LACEY & AUSTIN/
25380 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 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

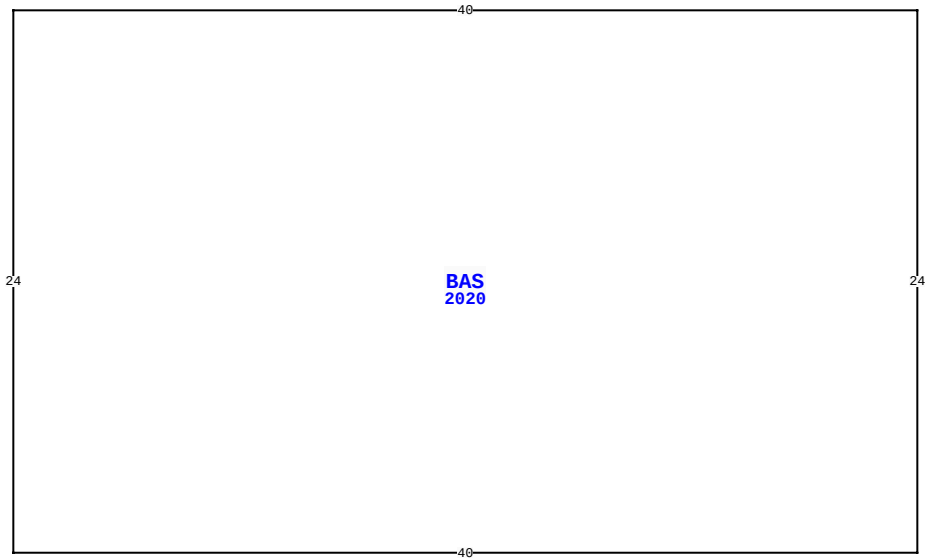
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,624
TOTALS	960		960	18,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 960 HX Base Yr 2020



25380 CR 121, HILLIARD

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2247/0212	12/31/2018	WD	Q	V	01	65,000
GRANTOR: ARNOLD JEROME JR						
GRANTEE: MATHIS AUSTIN & LAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 E40 N24$.

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

REVIEW DATE 05/14/2021 BY TWA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/06/2024 BY SYS