PT OF S1/2 OF NW1/4
IN OR 2693/1277

GIBSON LARRY L
241826 CR 121
HILLIARD, FL 32046

2024

23-4N-23-0000-0012-0040

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 80
Interior Floo	08	SHT VINYL 20
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

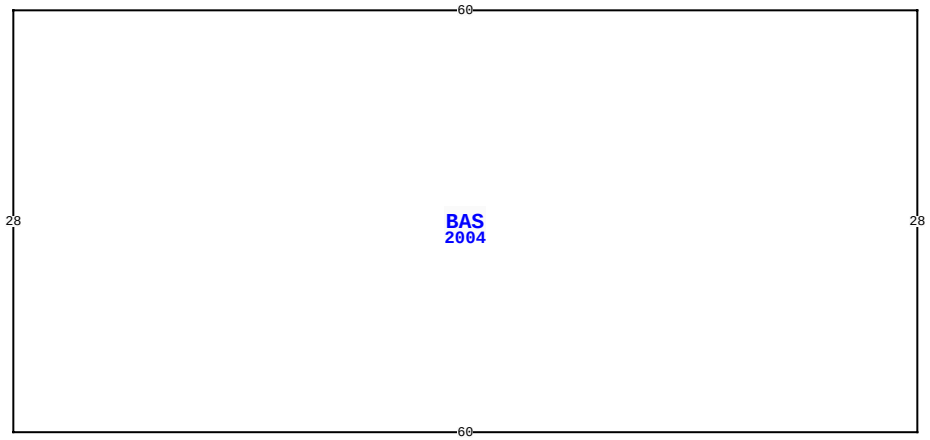
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	87,717
TOTALS	1,680		1,680	87,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	96.69	162,439	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2005 Heated Area: 1680 HX Base Yr 2005



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,717
TOTAL MARKET OB/XF VALUE		10,587
TOTAL LAND VALUE - MARKET		86,750
TOTAL MARKET VALUE		185,054
SOH/AGL Deduction		91,234
ASSESSED VALUE		93,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,820
TOTAL JUST VALUE		185,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU94738	MH MOVE-ON	0	12/01/1994
7354	MH MOVE-ON	15,000	06/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1277	1/21/2024	QC	U	I	11	100
GRANTOR: GREGORY MERLYN M JR &						
GRANTEE: GIBSON LARRY L						
1245/1101	7/14/2004	WD	U	I	01	100
GRANTOR: DAVIS JAMES E						
GRANTEE: GREGORY MERLYN M JR						

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

241826 CR 121, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 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	0681	POLE SHED	0	100	23	22	506.00	SF	15.00	15.00	100	1989	1989	3	20	1,518	
2	0510	GARAGE WD-	0	100	12	22	264.00	SF	26.95	26.95	100	1989	1989	3	20	1,423	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
4	1242	WD DECK A	0	100	0	0	928.00	SF	6.00	6.00	100	2018	2018	3	82	4,566	

LAND DESCRIPTION

TOTAL OB/XF 10,587

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	3.47	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,750							

REVIEW DATE 05/09/2019 BY TWA Total Acres: 3.47 Total Land Value: 86,750 Market: 0 Agricultural: 0 Common: 86,750 PRINTED 08/06/2024 BY SYS