PT TRACT 19
IN OR 1489/1264
(EX PT IN OR 2712/365)

MORROW DEAN
241781 CR 121
HILLIARD, FL 32046

2024

23-4N-23-2020-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

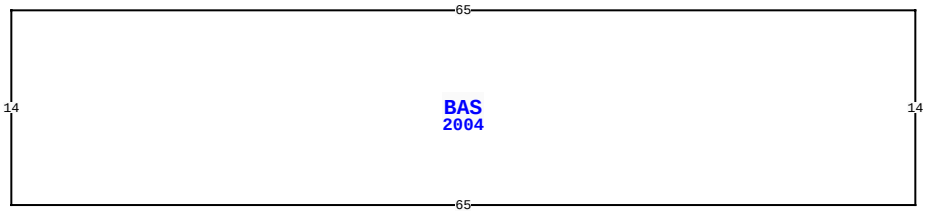
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	18,957
TOTALS	910		910	18,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	99.2000	69.44	63,190	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 910 HX Base Yr 2009



241781 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: 4	Tax Dist:	
BUILDING MARKET VALUE		18,957
TOTAL MARKET OB/XF VALUE		6,282
TOTAL LAND VALUE - MARKET		113,810
TOTAL MARKET VALUE		139,049
SOH/AGL Deduction		93,133
ASSESSED VALUE		45,916
TOTAL EXEMPTION VALUE	HX HB DX SX	45,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		139,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/1264	4/03/2007	WD	Q	I		179,900
GRANTOR: MULLINIKS BILL						
GRANTEE: MORROW DEAN						
1232/0283	5/20/2004	WD	Q	I		65,000
GRANTOR: HODGES WILLIAM M & RE						
GRANTEE: MULLINIKS BILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W65 S14 E65 N14$.

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	0350	CARPORT WD	0	100	36	24	864.00	SF	8.58	8.58	100	2006	2006	3	27	2,002	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	
3	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
4	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2010	2010	3	60	3,888	

LAND DESCRIPTION

TOTAL OB/XF 6,282

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	5.99	AC		1.00	1.00	1.00	19,000.00	19,000.00	113,810							

REVIEW DATE 05/20/2024 BY WWA Total Acres: 5.99 Total Land Value: 113,810 Market: 0 Agricultural: 0 Common: 113,810 PRINTED 08/06/2024 BY SYS