PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2159/1536

THAN WIN WIN
241477 CR 121
HILLIARD, FL 32046

2024

33-4N-23-2020-0049-0030

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

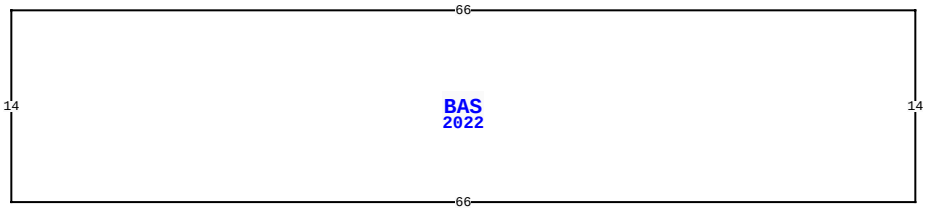
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,543
TOTALS	924		924	19,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	94.0000	70.50	65,142	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



241477 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,543
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,000
TOTAL MARKET VALUE	107,329
SOH/AGL Deduction	0
ASSESSED VALUE	107,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,329
TOTAL JUST VALUE	247,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002050	CO ISSUED	0	02/07/2022
21009120	MH MOVE-ON	0	07/13/2021
21008742	12X32 SHED	18,547	07/02/2021
18005427	NEW CONSTR	136,964	07/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1536	11/28/2017	WD	Q	V	01	97,400

GRANTOR: BELL GEORGE JEFFERSON
GRANTEE: THAN WIN WIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S14 E66 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

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	005000	C	RURAL HOME	0		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,500							
2	005501	A	TIMB2-2 SI	0		OR			9.70	AC		1.00	1.00	1.00	545.00	545.00	5,286							
3	009910	M	MKT.VAL.AG	0		OR			9.70	AC		1.00	1.00	1.00	15,000.00	15,000.00	145,500							

REVIEW DATE 08/09/2021 BY TW Total Acres: 13.00 Total Land Value: 87,786 Market: 145,500 Agricultural: 5,286 Common: 82,500 PRINTED 08/06/2024 BY SYS