PT OF W1/2 OF NE1/4
IN OR 2242/768
1997 FLEE DW/MH

MELLROY LAWTON R III
241630 CR 121
HILLIARD, FL 32046

2024

34-4N-23-0000-0001-0050

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

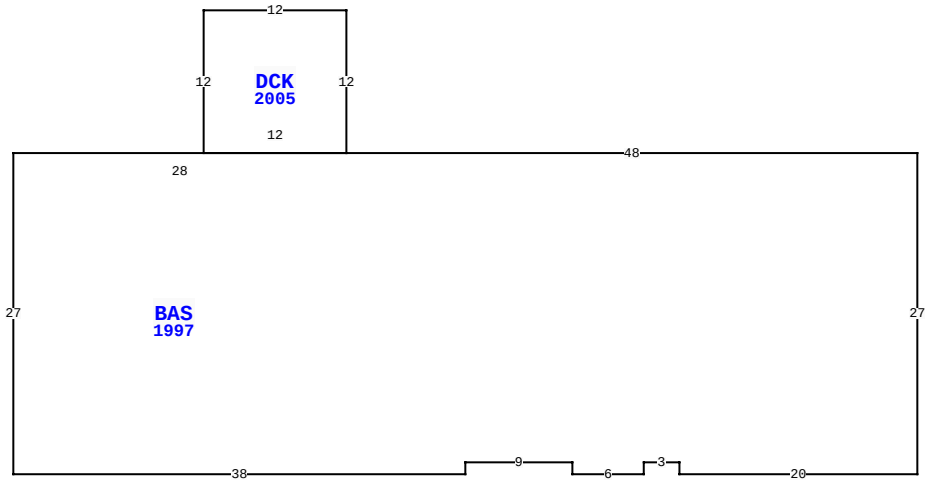
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	131,839
DCK	144	15	22	1,422
TOTALS	2,184		2,062	133,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,062	134.6400	100.98	208,221	1997	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2020 Heated Area: 2040 HX Base Yr 2020



241630 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		133,261
TOTAL MARKET OB/XF VALUE		1,755
TOTAL LAND VALUE - MARKET		130,150
TOTAL MARKET VALUE		265,166
SOH/AGL Deduction		93,893
ASSESSED VALUE		171,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,273
TOTAL JUST VALUE		265,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997
8638	MH MOVE-ON	19,000	08/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0768	11/20/2018	WD	Q	I	01	165,000
GRANTOR: PETRILLO TERRANCE M						
GRANTEE: MELLROY LAWTON R II						
2069/1081	8/31/2016	WD	Q	I	01	119,000
GRANTOR: MANTEIGA-GIRAL MARISE						
GRANTEE: PETRILLO TERRANCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 DCK=[YR=2005] N12 W12 S12 E12$ W28 S27 E38 N1 E9 S1 E6 N1 E3 S1 E20 N27$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2005	2005	3	24	463	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2003	2003	3	21	716	
3	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2005	2005	3	40	576	

LAND DESCRIPTION

TOTAL OB/XF 1,755

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	6.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	130,150							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 6.85 Total Land Value: 130,150 Market: 0 Agricultural: 0 Common: 130,150 PRINTED 08/06/2024 BY SYS