PT OF NE1/4 OF SEC 3-1N-23E
IN OR 2098/214(EX OR 2293/534)
ESMT OR 2193/503

DOWLING SYBIL/DOWLING ACIE ET AL
19200 CR 121
HILLIARD, FL 32046

2025

03-1N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

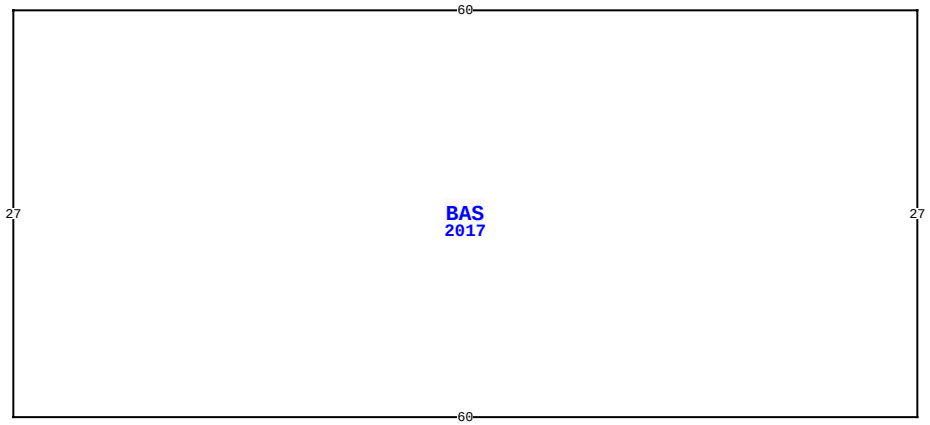
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2017	1,620	150,382
TOTALS	1,620			1,620	150,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	109.21	176,920	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1620 HX Base Yr 2018



19200 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,450
TOTAL MARKET OB/XF VALUE		5,230
TOTAL LAND VALUE - MARKET		177,645
TOTAL MARKET VALUE		344,325
SOH/AGL Deduction		149,357
ASSESSED VALUE		194,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,246
TOTAL JUST VALUE		344,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008500	CO ISSUED	0	08/21/2018
17002904	CO ISSUED	0	07/14/2017
1702904	MH MOVE-ON	0	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0214	1/27/2017	WD	Q	V	01	95,700

GRANTOR: CONNER CHAD C
GRANTEE: DOWLING SYBIL ET AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S27 E60 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	0812	CONCRETE C	0	100	0	0	1,348.00	SF	4.00	4.00	100	2019	2019	3	97	5,230	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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	000100	C	RES	100		OR	0.00	0.00	9.11	AC		1.00	1.00	1.00	19,500.00	19,500.00	177,645							

REVIEW DATE 03/19/2019 BY TW Total Acres: 9.11 Total Land Value: 177,645 Market: 0 Agricultural: 0 Common: 177,645 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SEC 3-1N-23E
IN OR 2098/214(EX OR 2293/534)
ESMT OR 2193/503

DOWLING SYBIL/DOWLING ACIE ET AL
19200 CR 121
HILLIARD, FL 32046

2025

03-1N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	01	NONE 70
Interior Floo	03	CONC FINSH 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

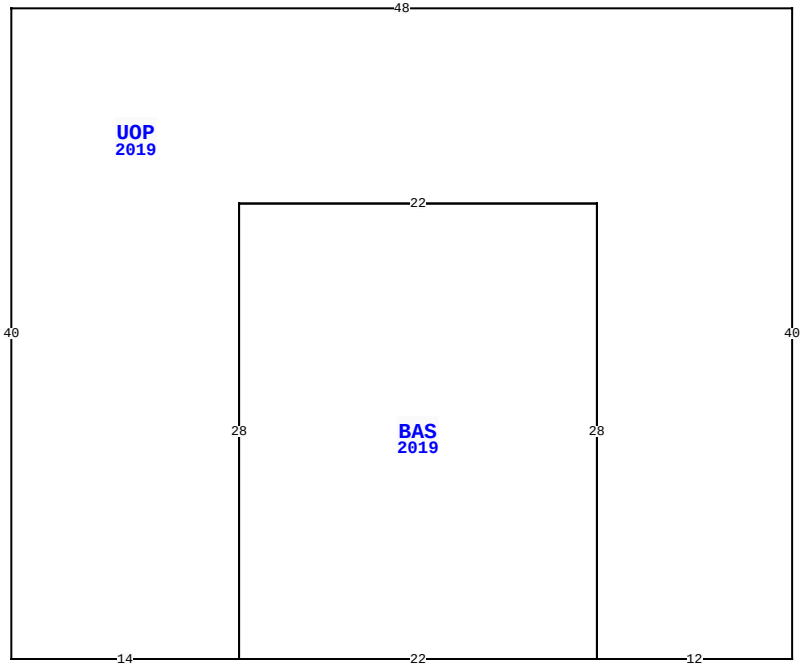
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	2019	616	7,774
UOP	1,304	20	2019	261	3,294
TOTALS	1,920			877	11,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	877	54.5238	14.18	12,436	2018	2018	0	0	0	11.00	89.00

2 BARNS – 0% - 2018 Heated Area: 616 HX Base Yr 2018



19200 CR 121, HILLIARD

BLD DATE		LGL DATE	05/09/2025 MLU
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CONNER CHAD C
GRANTEE: DOWLING SYBIL ET AL

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W48 S40 E14 BAS=[YR=2019] E22 N28 W22 S28$ N28 E22 S28 E12 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/19/2019 BY TW Total Acres: 9.11 Total Land Value: 177,645 Market: 0 Agricultural: 0 Common: 177,645 PRINTED 07/30/2025 BY SYS