IN OR 451 PG 591
PARCEL 4-5 IN SEC 3 &
PARCEL 1-1 IN SEC 4

KELLOGG WANDA D
PO BOX 1365
CALLAHAN, FL 32011-1365

2025

03-2N-23-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

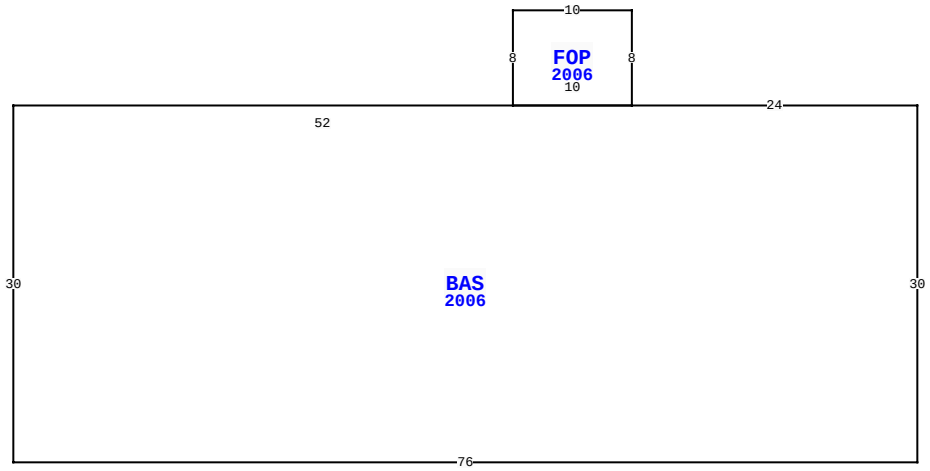
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	157,071
FOP	80	30	2006	24	1,653
TOTALS	2,360			2,304	158,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,304	122.8000	104.38	240,492	2006	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 0 Heated Area: 2280 HX Base Yr 1987



25134 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,725
TOTAL MARKET OB/XF VALUE		2,550
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		356,275
SOH/AGL Deduction		208,193
ASSESSED VALUE		148,082
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		92,360
TOTAL JUST VALUE		356,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617436	ELEC OTHER	0	06/01/2006
E17264	ELEC OTHER	0	05/01/2006
M11467	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0451/0591	4/01/1985	WD	Q	V		24,500
GRANTOR:						
GRANTEE:						
0287/0282	3/01/1979	WD	Q	V		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W24 W52 S30 E76 N30 $
FOP=[YR=2006;ORIG=-24,0] N8 W10 S8 E10 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2013	2013	3	55	770	

LAND DESCRIPTION

TOTAL OB/XF 2,550

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	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS