PT SEC 3-2N-23E IN
OR 2547/1165

HARTLEY HOWARD JACKSON IV
25260 COUNTY ROAD 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0090

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

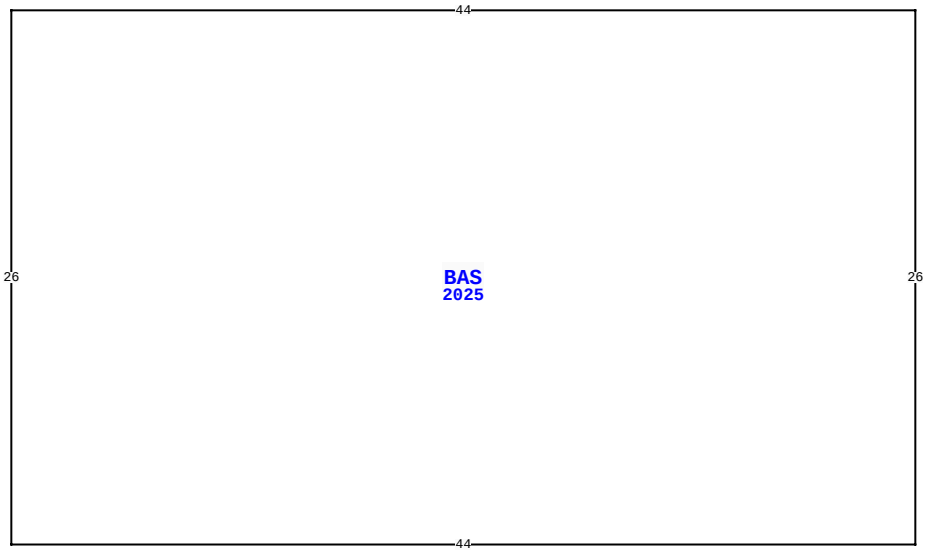
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2025	1,144	112,248
TOTALS	1,144			1,144	112,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.6000	99.11	113,382	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2025 Heated Area: 1144 HX Base Yr 2023



25260 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		209,748
SOH/AGL Deduction		0
ASSESSED VALUE		209,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,026
TOTAL JUST VALUE		209,748
NCON VALUE		112,248
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008488	REPLACEMENT DOUBL	0	07/22/2024
230011263	DWMH		09/05/2023
230009701	1993 MH REMOVAL	2,000	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1165	3/05/2022	QC	U	I	11	100
GRANTOR: HARTLEY HOWARD JACKSO						
GRANTEE: HARTLEY HOWARD JACK						
0902/0847	10/07/1999	WD	Q	I	01	62,000
GRANTOR: HARTLEY HOWARD & MARY						
GRANTEE: HARTLEY HOWARD J II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] S26 E44 N26 W44 $
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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	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 10/03/2024 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS