PT OF NE1/4 OF SW1/4
IN OR 2324/1856
R277977 & R277978

DENMARK KATRINA L
24911 CR 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0005-0090

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

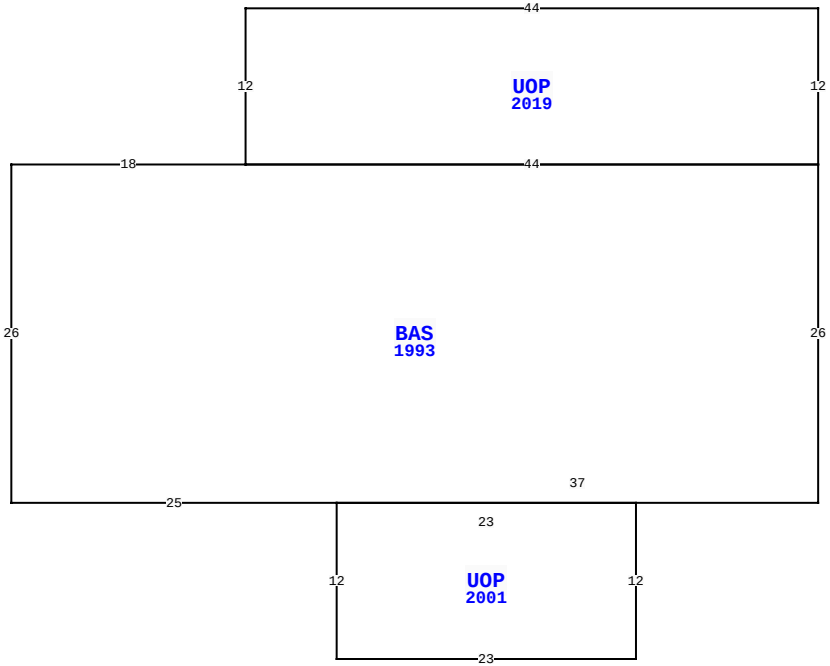
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	52,770
UOP	276	25	2001	69	2,259
UOP	528	25	2019	132	4,321
TOTALS	2,416			1,813	59,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,813	136.4000	109.12	197,835	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1612 HX Base Yr 2020



24911 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,350
TOTAL MARKET OB/XF VALUE		3,130
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		111,480
SOH/AGL Deduction		46,478
ASSESSED VALUE		65,002
TOTAL EXEMPTION VALUE	HX HB	40,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1856	11/07/2019	QC	U	I	11	100
GRANTOR: NITOWITZ RICHARD A &						
GRANTEE: DENMARK KATRINA L						
1216/1840	3/22/2004	WD	Q	I		58,400
GRANTOR: SULLIVAN DAVE W & KAT						
GRANTEE: NITOWITZ RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W44 S12 BAS=[YR=1993] W18 S26 E25 UOP=[YR=2001] S12 E23 N12 W23$ E37 N26 W44$ E44 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	1985	1985	3	20	507	
3	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	2000	2000	3	20	273	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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	2.00	AC		1.00	1.00	0.70	35,000.00	24,500.00	49,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 07/30/2025 BY SYS