PT OF NE1/4 OF SE1/4 OF NW1/4
IN OR 2739/1437

SMITH CLAYTON & TAYLOR
24130 CR 121
HILLIARD, FL 32046

2025

10-2N-23-0000-0012-0010

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

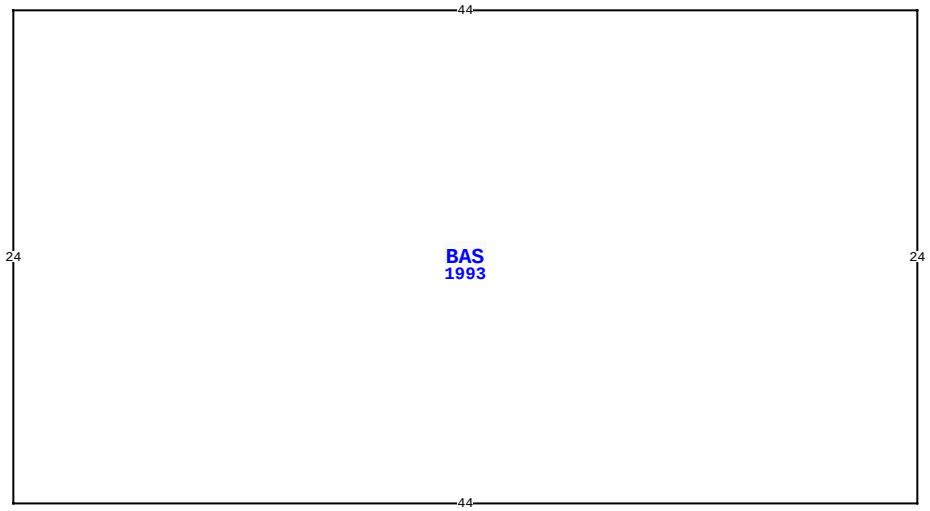
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	62,650
TOTALS	1,056			1,056	62,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,056	123.6000	98.88	104,417	1988	1988	0	0	60	70.00	60.00

1 M/H 93- – 100% - 2025 Heated Area: 1056 HX Base Yr 2025



24130 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,650
TOTAL MARKET OB/XF VALUE		5,520
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		121,270
SOH/AGL Deduction		0
ASSESSED VALUE		121,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,548
TOTAL JUST VALUE		121,270
NCON VALUE		45,564
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7386	MH MOVE-ON	24,318	07/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/1437	9/20/2024	WD	Q	I	01	130,000
GRANTOR: WALKER GLEN						
GRANTEE: SMITH CLAYTON & TAY						
2739/1435	9/09/2024	WD	U	I	11	100
GRANTOR: LSF10 MASTER PARTICIP						
GRANTEE: WALKER GLEN & KRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44N24$.

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	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1997	1997	3	24	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,520

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	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS