PT OF SE1/4 OF NW1/4
OF SEC 10-2N-23E IN OR 2779/1376

DOUGLAS AMANDA & JONATHAN
23960 CR 121
HILLIARD, FL 32046

2025

10-2N-23-0000-0013-0060

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	08	SHT VINYL 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

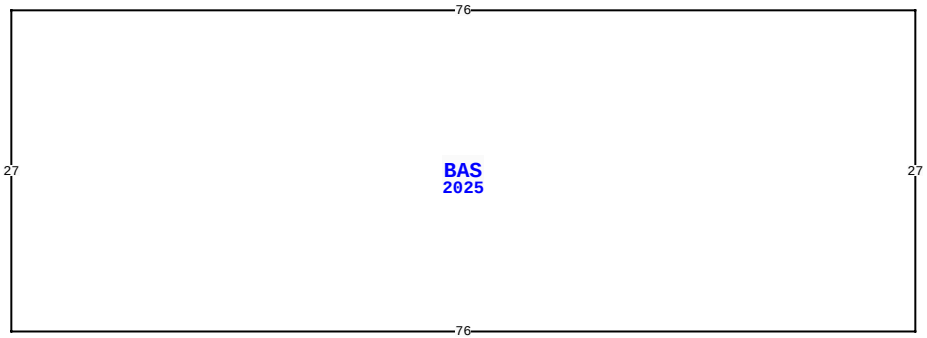
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2025	2,052	216,536
TOTALS	2,052			2,052	216,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	125.4000	106.59	218,723	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2025 Heated Area: 2052 HX Base Yr



23960 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	216,536
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,100
TOTAL MARKET VALUE	305,636
SOH/AGL Deduction	23,760
ASSESSED VALUE	281,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,876
TOTAL JUST VALUE	305,636
NCON VALUE	216,536
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011104	NEW DOUBLE WIDE M	0	10/01/2024
MH240005384	NEW DOUBLE WIDE M	0	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/1376	3/27/2025	SW	U	I	11	100
GRANTOR: NEFL RET LLC						
GRANTEE: DOUGLAS AMANDA & JO						
2777/1581	3/27/2025	SW	Q	I	01	317,000
GRANTOR: NEFL RET LLC						
GRANTEE: DOUGLAS AMANDA & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S27 E76 N27 W76 $
.

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
1	000100	C	RES	0		OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

REVIEW DATE 06/05/2024 BY WW Total Acres: 1.98 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 07/30/2025 BY SYS