IN OR 753/250
EX 5-30

LANGLEY DEBRA J/LANGLEY RICHARD ET AL
23191 CR 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0230

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

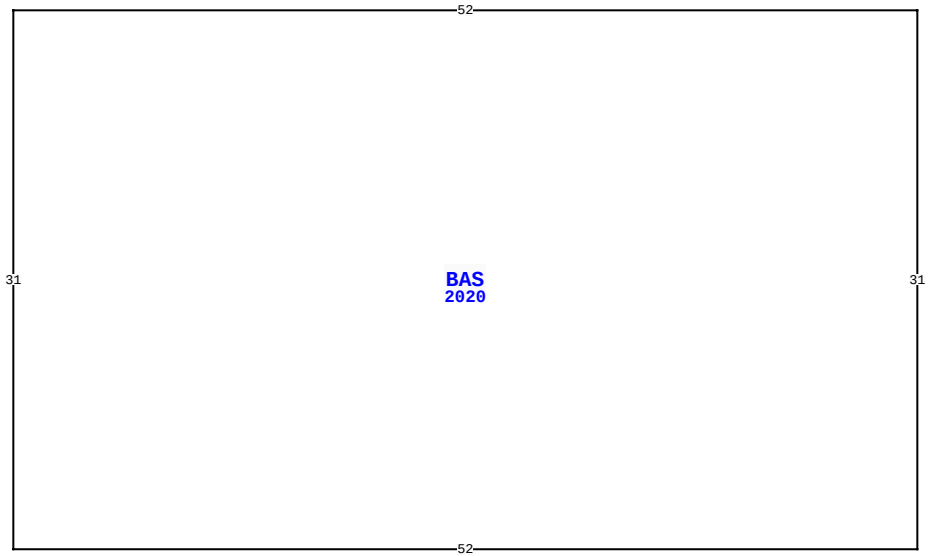
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2020	1,612	156,203
TOTALS	1,612			1,612	156,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	120.0000	102.00	164,424	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 0% - 2025 Heated Area: 1612 HX Base Yr



23191 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	156,203
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	253,703
SOH/AGL Deduction	0
ASSESSED VALUE	253,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,703
TOTAL JUST VALUE	253,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002416	CO ISSUED	0	03/18/2020
20001839	MH MOVE-ON	0	02/28/2020
E15884	ELEC OTHER	0	10/01/2005
MH4681	MH MOVE-ON	0	10/01/2005
E15828	ELEC OTHER	0	09/01/2005
M10285	MECH OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/646	7/23/2024	FJ	U	I	11	0
GRANTOR: LANGLEY RANDALL T EST						
GRANTEE: LANGLEY DEBRA J						
0753/0250	3/04/1996	WD	Q	V		40,000
GRANTOR: CARROLL ERNEST & MARJ						
GRANTEE: LANGLEY RANDALL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S31 E52 N31$.

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	0	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 11/20/2020 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS