PT OF SE1/4 OF NW1/4 OF
SEC 15-2N-23E IN OR 864/225 &
OR 885/1679 (EX UTIL ESMT IN

HICKS JIMMY G
23063 COUNTY ROAD 121
HILLIARD, FL 32046-5477

2025

15-2N-23-0000-0005-0240

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

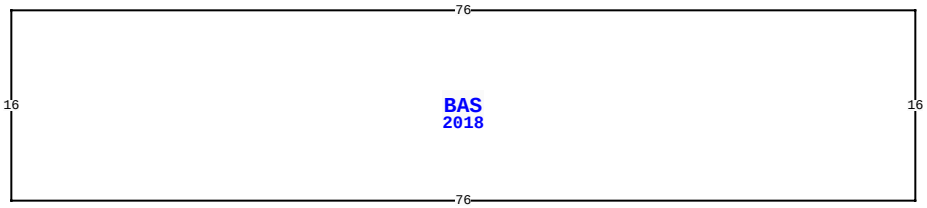
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2018	1,216	107,722
TOTALS	1,216			1,216	107,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	115.8000	98.43	119,691	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2010 Heated Area: 1216 HX Base Yr 2010



23063 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,722
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		185,072
SOH/AGL Deduction		82,018
ASSESSED VALUE		103,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,332
TOTAL JUST VALUE		185,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007624	CO ISSUED	0	07/26/2018
17007012	MH MOVE-ON	0	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0885/1679	6/04/1999	WD	U	V	10	6,992
GRANTOR: DARNELL RUTH A						
GRANTEE: HICKS JIMMY G & RAC						
0864/0225	1/25/1999	WD	Q	V	01	100
GRANTOR: HICKS RACHEL I						
GRANTEE: HICKS JIMMY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S16 E76 N16$.

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	0004	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,350							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.21 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS