N1/2 OF SE1/4 OF SW1/4 E OF RW
IN OR 1595/1842
2009 TOWNHOME DW/MH

KORNEGAY RYAN K & JULEE/
22611 COUNTY ROAD 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0010-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

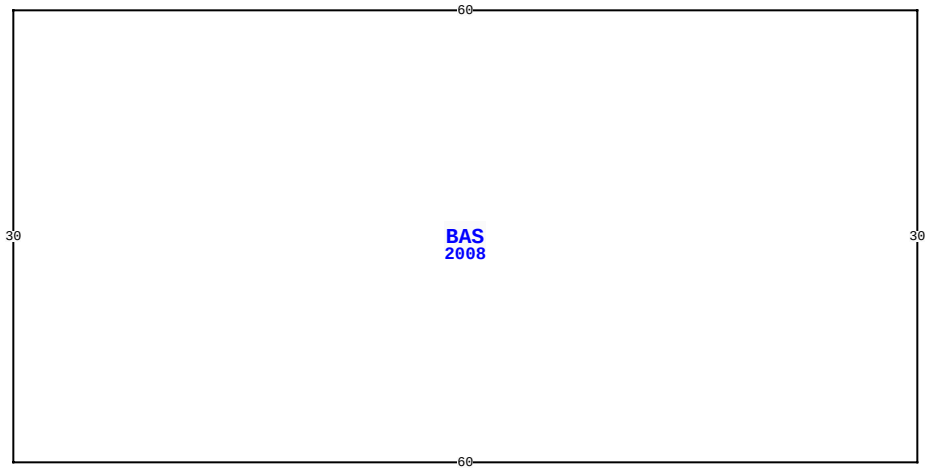
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2008	1,800	118,346
TOTALS	1,800			1,800	118,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.9200	109.58	197,244	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2009 Heated Area: 1800 HX Base Yr 2009



22611 CR 121, HILLIARD

BLD DATE	03/20/2009 DJ	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		118,346
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		199,366
SOH/AGL Deduction		102,798
ASSESSED VALUE		96,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,846
TOTAL JUST VALUE		199,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5129	CO ISSUED	0	11/05/2008
MH5129	MH MOVE-ON	0	09/01/2008
E21248	ELEC OTHER	0	09/01/2008
M14135	MECH OTHER	0	09/01/2008
P13480	OTHER	0	09/01/2008
7776	MH MOVE-ON	10,000	04/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1595/1842	12/05/2008	WD	U	V	07	100
GRANTOR: SMITH ROLAND H JR						
GRANTEE: KORNEGAY RYAN K & J						
1581/0849	8/18/2008	WD	U	I	13	48,000
GRANTOR: SMITH ROLAND H JR						
GRANTEE: KORNEGAY RYAN K & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	1.76	AC		1.00	1.00	1.00	45,000.00	45,000.00	79,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.76 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 07/30/2025 BY SYS