PT OF SW1/4
IN OR 1588/1467
2002 MERT DW/MH

HASSELL ALEXANDER H
22635 CR 121
HILLIARD, FL 32046-5445

2025

15-2N-23-0000-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

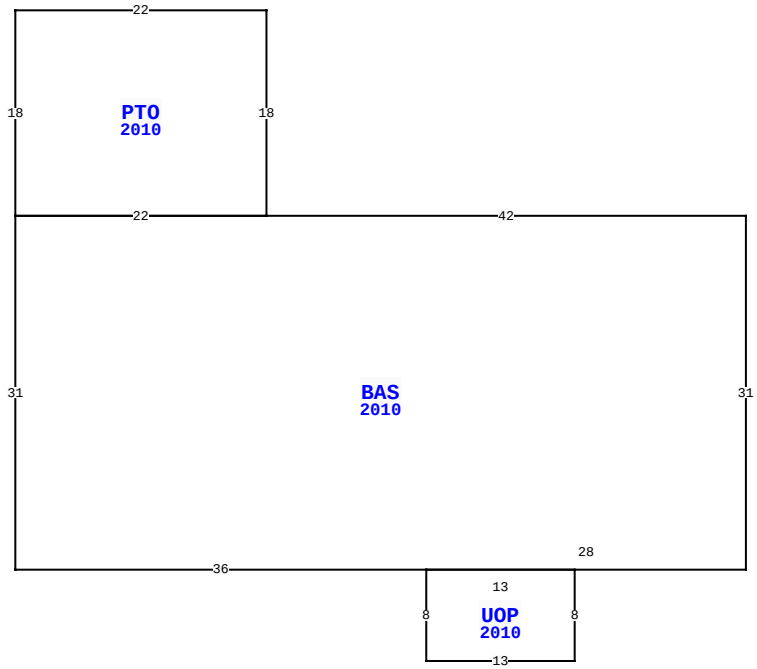
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	1,984	100	2010	1,984	113,460
PTO	396	5	2010	20	1,144
UOP	104	25	2010	26	1,487
TOTALS	2,484			2,030	116,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,030	140.1600	119.14	241,854	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2011 Heated Area: 1984 HX Base Yr 2011



22635 CR 121, HILLIARD

BLD DATE	01/24/2008 JH	LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,090
TOTAL MARKET OB/XF VALUE		35,516
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		230,806
SOH/AGL Deduction		165,630
ASSESSED VALUE		65,176
TOTAL EXEMPTION VALUE	HX HB	40,176
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		230,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23607	XFOB	2,099	05/01/2010
B23608	XFOB	10,791	05/01/2010
C5260	CO ISSUED	0	04/22/2010
B23446	XFOB	84,982	04/01/2010
MH5260	MH MOVE-ON	0	03/01/2010
E22532	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/1467	10/08/2008	WD	Q	I	06	100
GRANTOR: HOOPER JONATHAN E & R						
GRANTEE: HASSELL ALEXANDER H						
1509/1282	7/02/2007	WD	U	I	13	55,000
GRANTOR: SMITH ROLAND H JR						
GRANTEE: HOOPER JONATHAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W42 PTO=[YR=2010] N18 W22 S18 E22$ W22 S31 E36
UOP=[YR=2010] S8 E13 N8 W13$ E28 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
1	0510	GARAGE WD-	0	100	54	42	2,268.00	SF	26.25	26.25	100	2010	2010	3	56	33,340	
2	0810	CONCRETE A	0	100	0	0	372.00	SF	6.50	6.50	100	2010	2010	3	90	2,176	

LAND DESCRIPTION

TOTAL OB/XF 35,516

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