

PT OF NE1/4 OF NW1/4 &
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PT OR 907/161

LIBBY WILLIAM MERSHON & TERESA/
22186 COUNTY ROAD 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0001-0130



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
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	2,356	100	2004	2,356	135,752
FOP	128	30	2004	38	2,190
UCP	784	20	2004	157	9,046
UGR	672	45	2004	302	17,401
TOTALS	3,940			2,853	164,389

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,853	147.3600	125.26	357,367	2001	2001	0	0	0	54.00	46.00	
1 M/H 94+ - 100% - 0													
Heated Area: 2356													
HX Base Yr													
BAS 2004													
UCP 2004													
UGR 2004													
FOP 2004													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						164,389						
TOTAL MARKET OB/XF VALUE						2,940						
TOTAL LAND VALUE - MARKET						165,000						
TOTAL MARKET VALUE						213,809						
SOH/AGL Deduction						133,772						
ASSESSED VALUE						80,037						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						29,315						
TOTAL JUST VALUE						332,329						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						260,326						
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