PT OF S1/2 OF NW1/4
IN OR 2751/1180

GIBSON LARRY L
241826 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0040

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

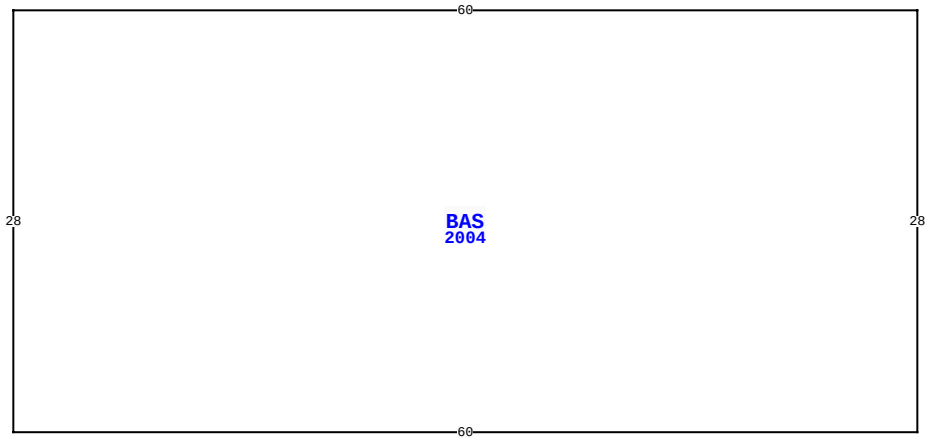
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2004	1,680	95,729
TOTALS	1,680			1,680	95,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	109.58	184,094	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2025 Heated Area: 1680 HX Base Yr 2025



241826 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,729
TOTAL MARKET OB/XF VALUE		10,329
TOTAL LAND VALUE - MARKET		104,100
TOTAL MARKET VALUE		210,158
SOH/AGL Deduction		0
ASSESSED VALUE		210,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,436
TOTAL JUST VALUE		210,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU94738	MH MOVE-ON	0	12/01/1994
7354	MH MOVE-ON	15,000	06/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1180	11/05/2024	WD	U	I	11	100
GRANTOR: GREGORY MERLYN M & RO						
GRANTEE: GIBSON LARRY L						
2693/1277	1/21/2024	QC	U	I	11	100
GRANTOR: GREGORY MERLYN M JR &						
GRANTEE: GIBSON LARRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28$.

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	0681	POLE SHED	0	100	23	22	506.00	SF	15.00	15.00	100	1989	1989	3	20	1,518	
2	0510	GARAGE WD-	0	100	12	22	264.00	SF	26.95	26.95	100	1989	1989	3	20	1,423	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
4	1242	WD DECK A	0	100	0	0	928.00	SF	6.00	6.00	100	2018	2018	3	78	4,343	

LAND DESCRIPTION

TOTAL OB/XF 10,329

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	3.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,100							

REVIEW DATE 05/09/2019 BY TWA Total Acres: 3.47 Total Land Value: 104,100 Market: 0 Agricultural: 0 Common: 104,100 PRINTED 07/30/2025 BY SYS