NE1/4 OF SE1/4 OF NW1/4
IN OR 2589/1529
EX 13-2 & 13-3

MUSGROVE JEANETTE H L/E/
241842 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

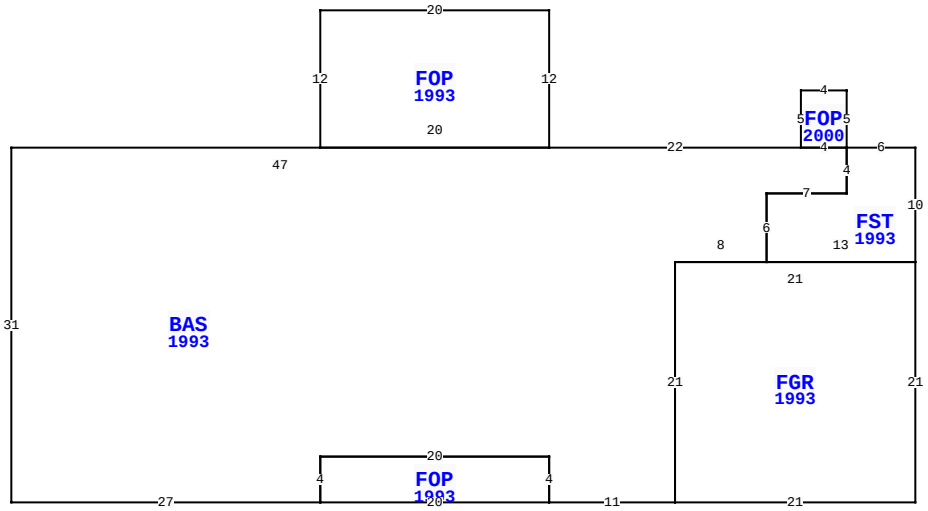
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,826	100	1993	1,826	170,456
FGR	441	55	1993	243	22,684
FOP	80	30	1993	24	2,240
FOP	240	30	1993	72	6,721
FOP	20	30	2000	6	560
FST	102	55	1993	56	5,227
TOTALS	2,709			2,227	207,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	123.9700	123.97	276,081	1990	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 1826 HX Base Yr



241842 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,144
TOTAL MARKET OB/XF VALUE		5,516
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		430,160
SOH/AGL Deduction		195,000
ASSESSED VALUE		235,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,438
TOTAL JUST VALUE		430,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5319	CO ISSUED	0	01/20/2011
E23148	NEW CONSTR	0	12/01/2010
M15843	H/AC	0	12/01/2010
P14577	NEW CONSTR	0	12/01/2010
MH5319	MH MOVE-ON	0	12/01/2010
MH961471	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1529	9/08/2022	WD	U	I	11	100

GRANTOR: MUSGROVE JEANETTE H

GRANTEE: WILDES LARRY JOE &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 FOP=[YR=2000] N5 W4 S5 BAS=[YR=1993] W22 FOP=[YR=1993] N12 W20 S12 E20$ W47 S31 E27 FOP=[YR=1993] E20 N4 W20 S4$ N4 E20 S4 E11 FGR=[YR=1993] E21 N21 W21 S21$ N21 E8 N6 E7 N4 W4$ E4$ S4 W7 S6 E13 N10$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	13.20	13.20	100	1989	1989	3	20	507	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0350	CARPORT WD	0	100	20	45	900.00	SF	13.00	13.00	100	1993	1993	3	20	2,340	
4	0940	SHEDS/PORT	0	100	17	8	136.00	SF	13.20	13.20	100	1990	1990	3	20	359	

LAND DESCRIPTION

TOTAL OB/XF 5,516

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

NE1/4 OF SE1/4 OF NW1/4
IN OR 2589/1529
EX 13-2 & 13-3

MUSGROVE JEANETTE H L/E/
241842 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0013-0000

BUILDING CHARACTERISTICS

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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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

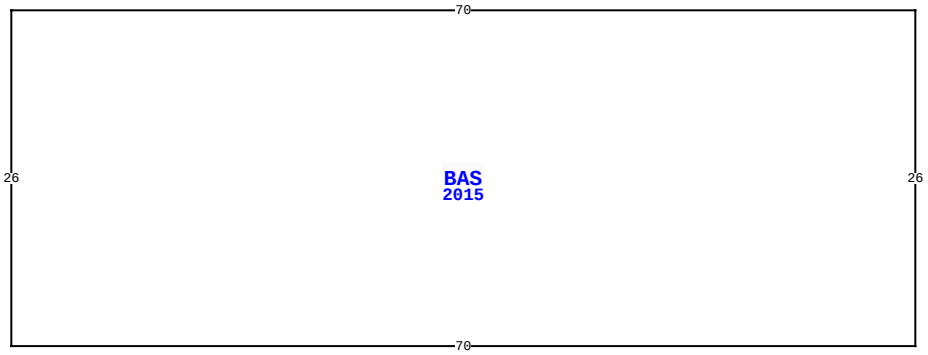
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2015	1,820	119,255
TOTALS	1,820			1,820	119,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	116.8000	99.28	180,690	2011	2011	0	0	0	34.00	66.00

3 M/H 94+ – 100% - 0 Heated Area: 1820 HX Base Yr



241842 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		430,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8610	XFOB	3,200	01/14/1993
6225	NEW CONSTR	72,232	01/17/1990
7704	MH MOVE-ON	34,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1529	9/08/2022	WD	U	I	11	100

GRANTOR: MUSGROVE JEANETTE H

GRANTEE: WILDES LARRY JOE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W70 S26 E70 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/19/2020 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS