NE1/4 OF SE1/4 OF NW1/4
IN OR 1969/1372

MORGAN PHILLIP BRUCE L/E/
241836 COUNTY ROAD 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

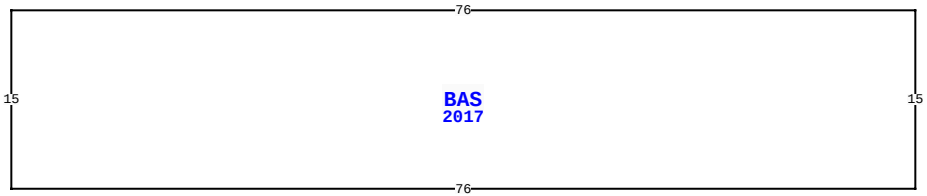
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,140	100	2017	1,140	96,202
TOTALS	1,140			1,140	96,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.8000	99.28	113,179	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2021 Heated Area: 1140 HX Base Yr 2021



241836 CR 121, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		141,202
SOH/AGL Deduction		38,840
ASSESSED VALUE		102,362
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		46,640
TOTAL JUST VALUE		141,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000380	CO ISSUED	0	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/1372	3/25/2015	FJ	U	I	11	100
GRANTOR: MORGAN PAULETTE ESTAT						
GRANTEE: MORGAN PHILLIP BRUC						
1969/1370	3/24/2015	FJ	U	I	11	0
GRANTOR: MORGAN NANCY PAULETTE						
GRANTEE: MORGAN PHILLIP BRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS