PT OF S1/2 OF S1/2 OF SE1/4 OF
SW1/4 IN OR 1946/176
2004 KING DW/MH

DENNIS NATHAN
241767 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

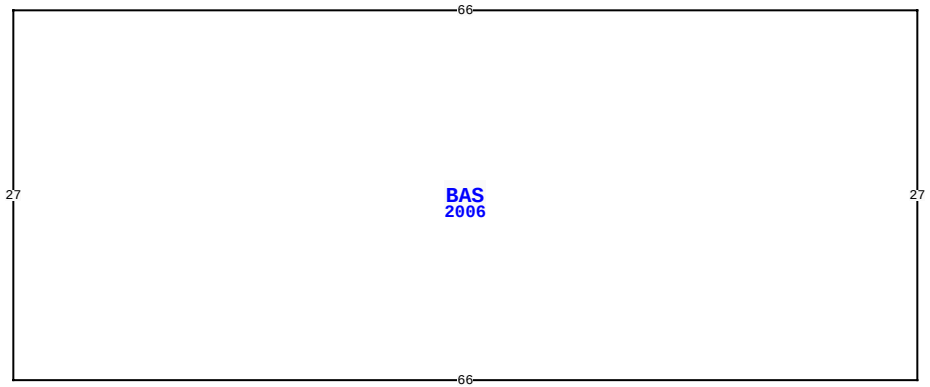
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD 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	1,782	100	2006	1,782	92,312
TOTALS	1,782			1,782	92,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	99.62	177,523	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 1782 HX Base Yr 2016



241767 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		92,312
TOTAL MARKET OB/XF VALUE		5,398
TOTAL LAND VALUE - MARKET		103,350
TOTAL MARKET VALUE		201,060
SOH/AGL Deduction		88,312
ASSESSED VALUE		112,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,026
TOTAL JUST VALUE		201,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044452	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1946/0176	10/28/2014	WD	U	I	12	89,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: DENNIS NATHAN						
1924/0339	6/24/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S27 E66 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	1242	WD DECK A	0	100	22	11	242.00	SF	10.00	10.00	100	2014	2014	3	60	1,452	
3	0753	UEP	0	100	8	8	64.00	SF	22.00	22.00	100	2012	2012	3	64	901	

LAND DESCRIPTION

TOTAL OB/XF 5,398

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	5.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,350							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 5.30 Total Land Value: 103,350 Market: 0 Agricultural: 0 Common: 103,350 PRINTED 07/30/2025 BY SYS