PT TRACT 19
IN OR 2712/365
CORNWALL SURVEY PBK O-31

SALMON CHERYL MURRAY/CREWS JAMES KEVIN
241775 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0019-0020

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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	06	Quality Level 06

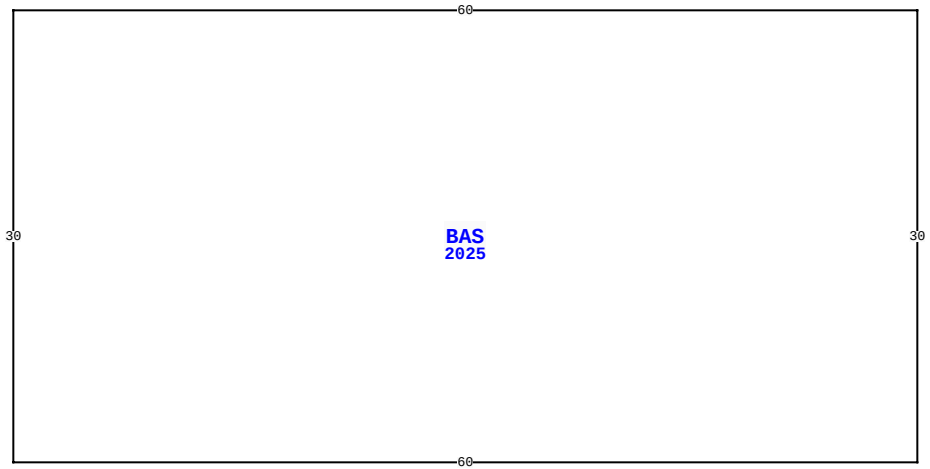
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	229,593
TOTALS	1,800			1,800	229,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	151.5800	128.84	231,912	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 1800 HX Base Yr 2025



241775 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,100
TOTAL MARKET VALUE		300,693
SOH/AGL Deduction		0
ASSESSED VALUE		300,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,971
TOTAL JUST VALUE		300,693
NCON VALUE		229,593
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011944	NEW MOBILE HOME 2	0	10/24/2024
MH240009444	NEW MOBILE HOME 2	0	08/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2712/365	5/16/2024	WD	Q	I	03	95,000

GRANTOR: MORROW DEAN
GRANTEE: SALMON CHERYL MURRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,-1] S30 E60 N30 W60 $
.

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	1.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,100							

REVIEW DATE 12/10/2024 BY WW Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS