PT OF LOT 22
1998 BROA SW/MH
IN OR 1648/1399

MONCRIEF WANDA F
241803 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0022-0010

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

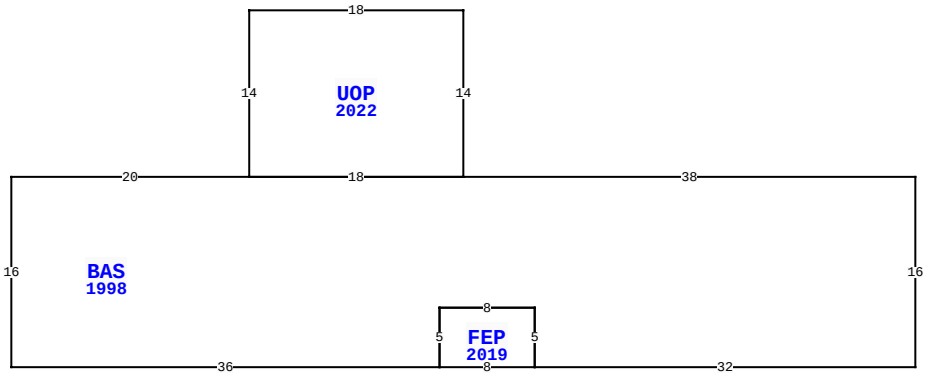
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1998	1,176	50,930
FEP	40	85	2019	34	1,472
UOP	252	25	2022	63	2,728
TOTALS	1,468			1,273	55,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,273	127.3800	108.27	137,828	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1210 HX Base Yr



241803 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	55,131
TOTAL MARKET OB/XF VALUE	5,832
TOTAL LAND VALUE - MARKET	100,425
TOTAL MARKET VALUE	161,388
SOH/AGL Deduction	28,872
ASSESSED VALUE	132,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,516
TOTAL JUST VALUE	161,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1648/1399	11/09/2009	WD	Q	I	01	120,000
GRANTOR: LANDRUM A/C INC						
GRANTEE: MONCRIEF WANDA F						
1529/0154	10/05/2007	WD	Q	I	05	105,000
GRANTOR: ZAHN CHARLES						
GRANTEE: LANDRUM A/C INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W38 W18 W20 S16 E36 N5 E8 S5 E32 N16 $
FEP=[YR=2019;ORIG=-40,16] E8 N5 W8 S5 $
UOP=[YR=2022;ORIG=-56,-14] E18 S14 W18 N14 $
.

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	0	30	48	1,440.00	SF	15.00	15.00	100	2013	2000	3	27	5,832	

LAND DESCRIPTION

TOTAL OB/XF 5,832

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	0	0004	OR	0.00	0.00	5.15	AC		1.00	1.00	1.00	19,500.00	19,500.00	100,425							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 5.15 Total Land Value: 100,425 Market: 0 Agricultural: 0 Common: 100,425 PRINTED 07/30/2025 BY SYS