PT OF LOT 23 (S-3)
IN OR 1641/1210
2000 FLEE DW/MH

MURPHY SARAH E
241806 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0023-0030

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

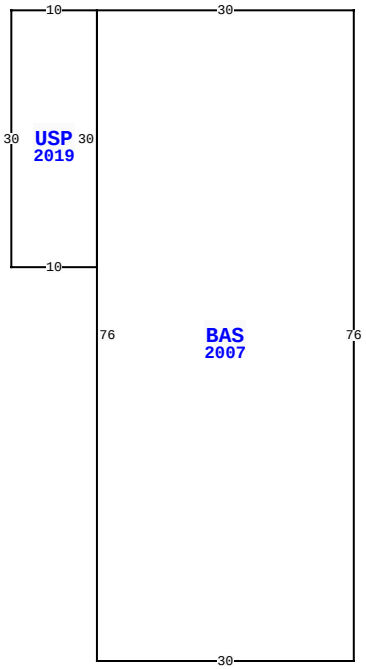
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	109,560
USP	300	50	2019	150	7,208
TOTALS	2,580			2,430	116,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,430	128.4800	109.21	265,380	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



241806 CR 121, HILLIARD

BLD DATE	04/17/2008	JH	LGL DATE	
XF DATE	04/17/2008	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,767
TOTAL MARKET OB/XF VALUE		3,078
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		164,845
SOH/AGL Deduction		88,157
ASSESSED VALUE		76,688
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		20,966
TOTAL JUST VALUE		164,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1210	9/02/2009	WD	Q	I	01	104,000
GRANTOR: SPENCER NORMAN S						
GRANTEE: MURPHY GENE R & SAR						
1529/1267	10/09/2007	QC	Q	V	06	25,000
GRANTOR: DOYLE GARY						
GRANTEE: SPENCER NORMAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 USP=[YR=2019] W10 S30 E10 N30$ S76 E30 N76$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	27	173	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,078

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 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS