IN OR 1864/1629
EX 1-6 THRU 1-13
1989 INNO SW/MH

PHIPPS CHARLENE/SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

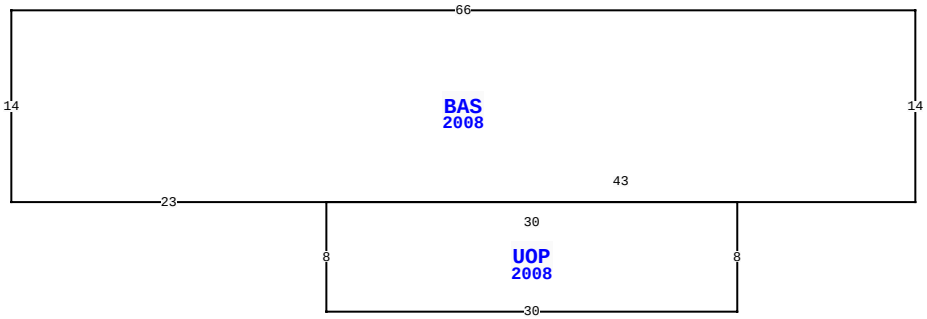
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	21,023
UOP	240	25	2008	60	1,365
TOTALS	1,164			984	22,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	94.8000	75.84	74,627	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



241724 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	22,388
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,850
TOTAL MARKET VALUE	109,238
SOH/AGL Deduction	42,683
ASSESSED VALUE	66,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,555
TOTAL JUST VALUE	109,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1864/1629	6/27/2013	WD	U	I	11	100
GRANTOR: SMITH EVA MAE						
GRANTEE: PHIPPS CHARLENE & C						
0759/0047	5/07/1996	WD	Q	I		13,500
GRANTOR: MULLINS DORIS GAIL						
GRANTEE: SMITH EVA MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E23 UOP=[YR=2008] S8 E30 N8 W30$ E43 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

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	0	0004	OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	45,000.00	45,000.00	86,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.93 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 07/30/2025 BY SYS