IN OR 1923/621
(EX OR 1350/1332 PAR 1-22)
1982 ROYA DW/MH

POPE JAMES MATTHEW & CHRISTINA EVE
241738 CR 121
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

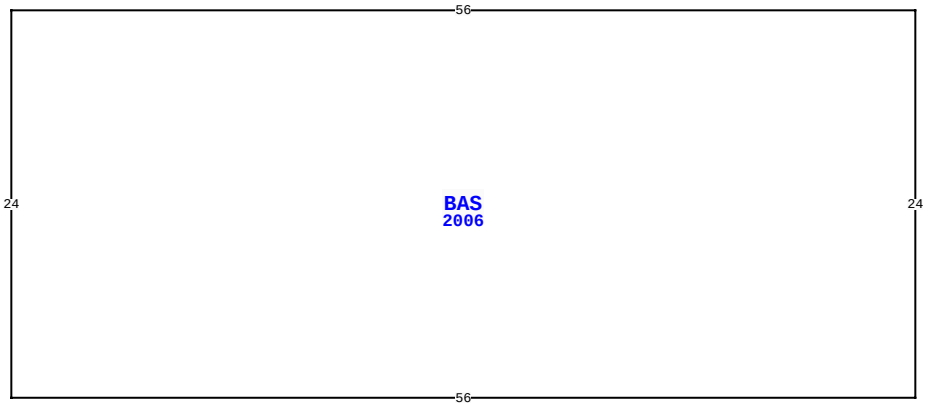
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2006	1,344	40,906
TOTALS	1,344			1,344	40,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	108.7000	86.96	116,874	1982	1997	0	0	0	65.00	35.00

1 M/H 93- – 0% - 2023 Heated Area: 1344 HX Base Yr



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/09/2025 MLU
INC DATE | AG DATE

18110 GERANIUM LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,906
TOTAL MARKET OB/XF VALUE	2,746
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	133,652
SOH/AGL Deduction	3,019
ASSESSED VALUE	130,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,633
TOTAL JUST VALUE	133,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU4792	MH MOVE-ON	0	08/10/2006
E0617450	ELEC OTHER	0	06/01/2006
M0611610	H/AC	0	06/01/2006
P0611261	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/0621	6/17/2014	SW	U	I	11	100
GRANTOR: HORNE MARY F & MICHAE						
GRANTEE: POPE JAMES MATTHEW						
1684/1882	6/24/2010	WD	U	I	11	100
GRANTOR: HORNE MARY F						
GRANTEE: HORNE MARY F & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S24 E56 N24$.

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	0753	UEP	0	0	20	8	160.00	SF	22.00	22.00	100	2016	2016	3	78	2,746	

LAND DESCRIPTION

TOTAL OB/XF 2,746

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS