IN OR 2051/1850
1989 FLEE SW/MH

ROWE REGINA DAWN
241716 CR 121
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

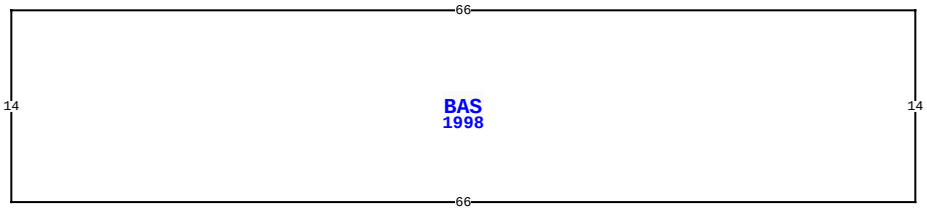
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1998	924	23,565
TOTALS	924			924	23,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	106.2600	85.01	78,549	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 924 HX Base Yr 2022



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,565
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		57,305
SOH/AGL Deduction		19,431
ASSESSED VALUE		37,874
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,874
TOTAL JUST VALUE		57,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/1850	4/23/2016	WD	Q	I	02	18,000
GRANTOR: GODWIN JACOB G JR						
GRANTEE: ROWE REGINA DAWN						
1795/1309	12/17/2011	QC	U	I	11	100
GRANTOR: GODWIN JACOB A SR						
GRANTEE: GODWIN JACOB G JR						

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

241716 CR 121, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS