PT OF SE1/4 OF SEC 27-2N-23E
IN OR 1133/1972 & OR 2329/904
& PT OR 1771/598

BATTEN JOAN
20857 COUNTY ROAD 121
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0060

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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

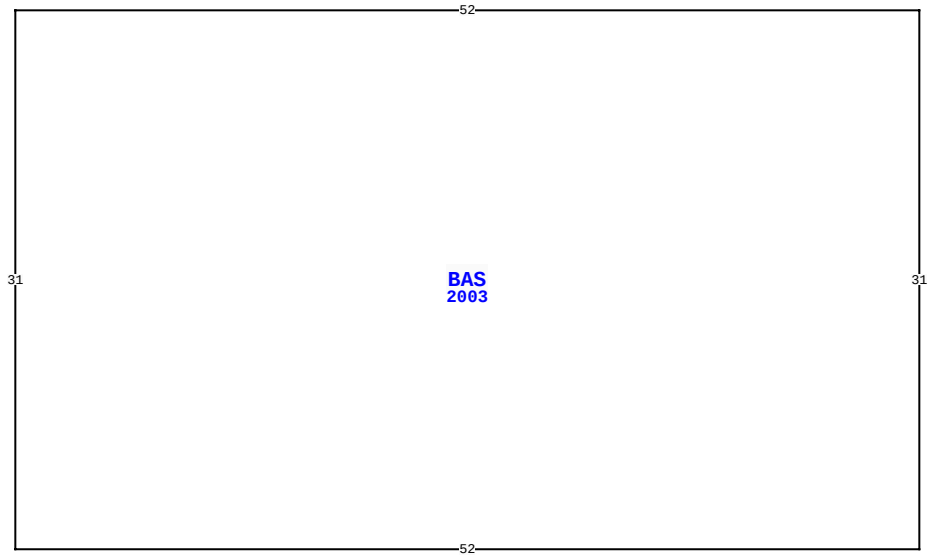
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2003	1,612	103,819
TOTALS	1,612			1,612	103,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	126.2800	107.34	173,032	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2004 Heated Area: 1612 HX Base Yr 2004



20857 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		103,819
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		78,050
TOTAL MARKET VALUE		189,179
SOH/AGL Deduction		75,744
ASSESSED VALUE		113,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,713
TOTAL JUST VALUE		189,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
W0380	OTHER	0	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0904	1/02/2020	QC	U	V	11	100
GRANTOR: PECK ADAM						
GRANTEE: BATTEN JOAN						
1771/0598	12/27/2011	WD	U	I	11	100
GRANTOR: CONNER JOEL B						
GRANTEE: BATTEN JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S31 E52 N31$.

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	2003	2003	3	86	3,010	
2	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1940	1940	3	100	500	
3	0680	POLE SHED	1	100	20	20	400.00	SF	10.00	10.00	100	2024	2022		95	3,800	

LAND DESCRIPTION

TOTAL OB/XF 7,310

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	2.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,050							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.23 Total Land Value: 78,050 Market: 0 Agricultural: 0 Common: 78,050 PRINTED 07/30/2025 BY SYS