

CLEMONS KELLY G & EVELYN L
20460 CR 121
HILLIARD, FL 32046

27-2N-23-0000-0009-0040

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 10041002100Frame Stories Units02WOOD FRAME 1001.1000100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,71210019931,71250,456FOP163019935147PTO3525199518530TOTALS2,0801,73551,134EXTRA FEATURES20460 CR 121, HILLIARDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2025MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND0820021,735122.800098.24170,446199219920070.0030.00VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE51,134TOTAL MARKET OB/XF VALUE8,659TOTAL LAND VALUE - MARKET80,500TOTAL MARKET VALUE140,293SOH/AGL Deduction77,829ASSESSED VALUE62,464TOTAL EXEMPTION VALUEHX HB37,464BASE TAXABLE VALUE25,000TOTAL JUST VALUE140,293NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE123,288SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE0664/03927/31/1992QCUV100GRANTOR:TANNER ELSIE & KENGRANTEE:CLEMONS KELLY & E LBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W36 PT0=[YR=1995] N16 W22 S16 E22\$ W28 S27 E32 FOP=[YR=1993] E16 N1 W16 S1\$ N1 E16 S1 E16 N27\$.REVIEW DATE01/14/2021BYWWATotal Acres: 2.30Total Land Value: 80,500Market: 0Agricultural: 0Common: 80,500PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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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

1,712

100

1993

1,712

50,456

FOP

16

30

1993

5

147

PTO

352

5

1995

18

530

TOTALS

2,080

1,735

51,134

EXTRA FEATURES

20460 CR 121, HILLIARD

L N

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

0510

GARAGE WD-

0100

24

32

768.00

SF

35.00

35.00

100

1995

1995

3

20

5,376

2

1242

WD DECK A

0100

0

0

80.00

SF

10.00

10.00

100

2000

2000

3

20

160

3

0810

CONCRETE A

0100

0

0

624.00

SF

6.50

6.50

100

2000

2000

3

77

3,123

LAND DESCRIPTION

TOTAL OB/XF

8,659

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

2.30

AC

1.00

1.00

1.00

35,000.00

35,000.00

80,500