IN OR 2049/1165
2004 CLAS DW/MH

FLINK STEVE W
19861 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0003-0030

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

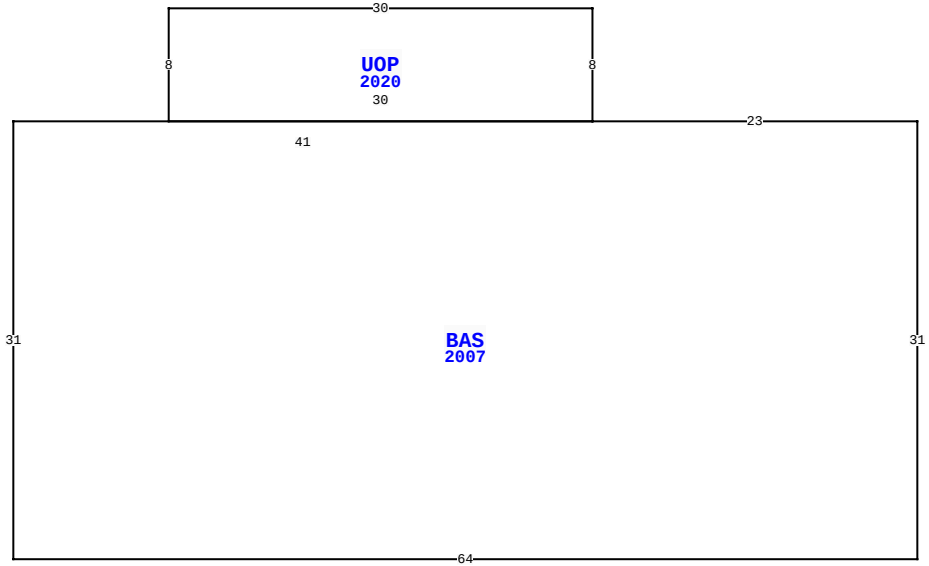
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2007	1,984	135,893
UOP	240	25	2020	60	4,110
TOTALS	2,224			2,044	140,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,044	154.9600	131.72	269,236	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2022 Heated Area: 1984 HX Base Yr 2022



19861 CR 121, HILLIARD

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

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	0810	CONCRETE A	0	100	30	12	360.00	SF	6.50	6.50	100	2007	2007	3	87	2,036	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	1242	WD DECK A	0	100	0	0	412.00	SF	5.00	5.00	100	2019	2019	3	82	1,689	
4	1242	WD DECK A	0	100	0	0	165.00	SF	5.00	5.00	100	2017	2017	3	74	611	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,026
TOTAL MARKET OB/XF VALUE		7,381
TOTAL LAND VALUE - MARKET		56,880
TOTAL MARKET VALUE		239,287
SOH/AGL Deduction		46,662
ASSESSED VALUE		192,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,903
TOTAL JUST VALUE		239,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4865	CO ISSUED	0	11/01/2006
MH4865	MH MOVE-ON	0	11/01/2006
P11693	OTHER	0	11/01/2006
E18185	ELEC OTHER	0	10/01/2006
M12052	MECH OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1165	5/20/2016	SW	U	I	18	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FLINK STEVE W						
2031/1663	12/21/2015	SW	U	I	12	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 UOP=[YR=2020] N8 W30 S8 E30$ W41 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,381

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	1.58	AC		1.00	1.00	0.80	45,000.00	36,000.00	56,880							

REVIEW DATE 06/20/2024 BY WWA Total Acres: 1.58 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 07/30/2025 BY SYS

IN OR 2049/1165
2004 CLAS DW/MH

FLINK STEVE W
19861 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

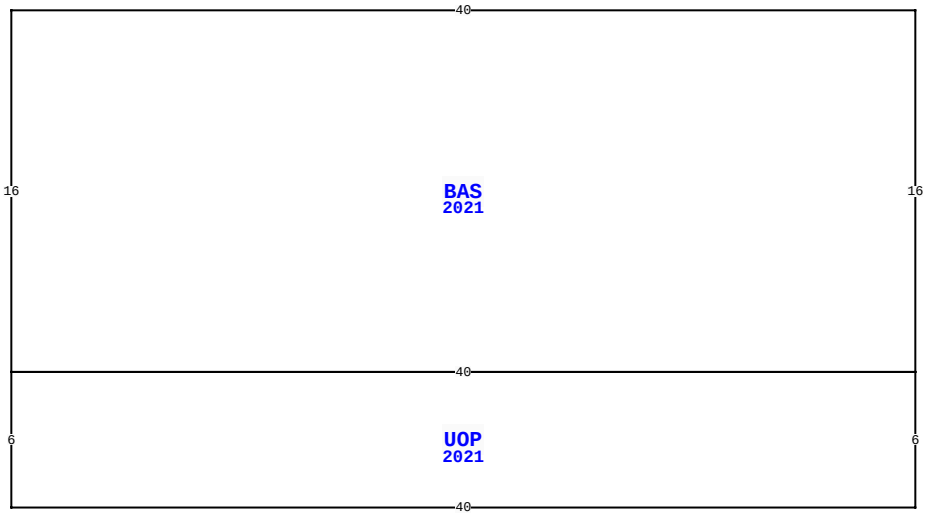
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2021	640	32,580
UOP	240	20	2021	48	2,443
TOTALS	880			688	35,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	688	97.0200	51.42	35,377	2021	2021	0	0	0	1.00	99.00

2 ACCESORY U – 100% - 2022 Heated Area: 640 HX Base Yr 2022



19861 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,026
TOTAL MARKET OB/XF VALUE		7,381
TOTAL LAND VALUE - MARKET		56,880
TOTAL MARKET VALUE		239,287
SOH/AGL Deduction		46,662
ASSESSED VALUE		192,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,903
TOTAL JUST VALUE		239,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1165	5/20/2016	SW	U	I	18	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FLINK STEVE W						
2031/1663	12/21/2015	SW	U	I	12	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S16 UOP=[YR=2021] S6 E40 N6 W40$ E40 N16$.

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

REVIEW DATE 06/20/2024 BY WWA Total Acres: 1.58 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 07/30/2025 BY SYS