PT OF NE1/4
IN OR 2403/1435

WRIGHT TYLER DAVID
20050 COUNTY ROAD 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0003-0060

BUILDING CHARACTERISTICS

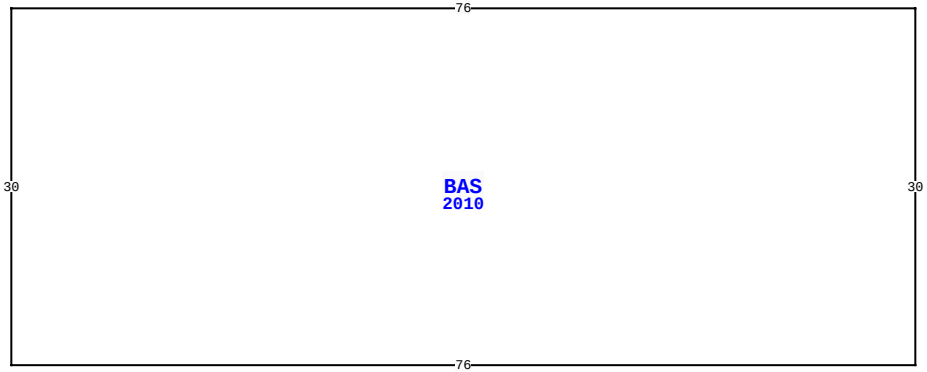
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,280	100	2010	2,280	135,358
TOTALS	2,280			2,280	135,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.8400	129.06	294,257	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



20050 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2012	2012	3	64	7,680	
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2014	2014	3	71	3,067	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,358
TOTAL MARKET OB/XF VALUE		13,687
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		269,045
SOH/AGL Deduction		128,897
ASSESSED VALUE		140,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,426
TOTAL JUST VALUE		269,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23786	ADDITION	0	07/01/2010
CMH5268	CO ISSUED	0	05/07/2010
M15190	MECH OTHER	0	04/01/2010
E22549	ELEC OTHER	0	04/01/2010
P14230	OTHER	0	04/01/2010
MH5268	MH MOVE-ON	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1435	10/07/2020	WD	Q	I	01	190,000
GRANTOR: SAVAGE JASON R & CRYS						
GRANTEE: WRIGHT TYLER DAVID						
1965/1348	2/27/2015	WD	Q	I	01	128,000
GRANTOR: GILLEY RICHARD & SUSA						
GRANTEE: SAVAGE JASON R & CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 13,687

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 03/31/2020 BY TWS Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS