LOT 2
HOWARDS HOMES SITES PB 6/23

**TRAPP HANNAH N & RILEY J**
19356 CR 121
HILLIARD, FL 32046

**2025**

**34-2N-23-0780-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 03 | Quality Level 03 |

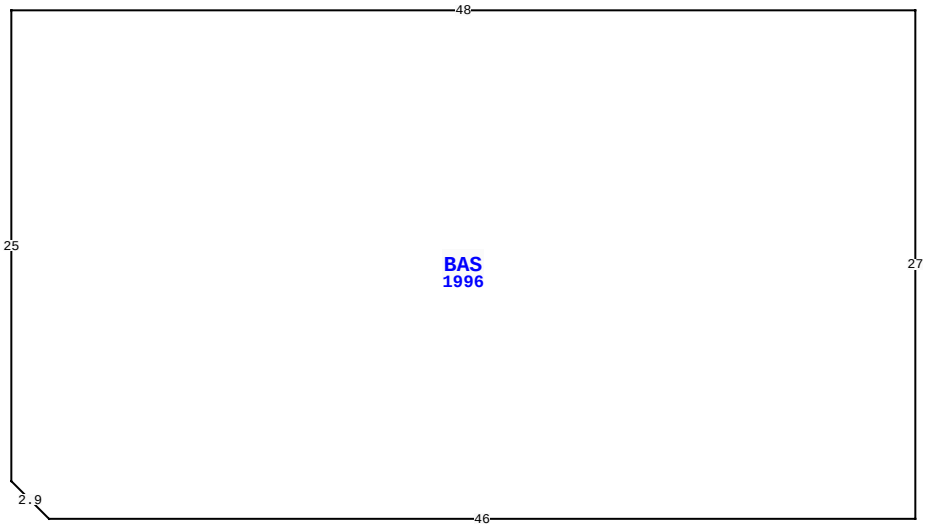
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,294 | 100 | 1996 | 1,294 | 95,031 |
| TOTALS | 1,294 | | | 1,294 | 95,031 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,294 | 115.2000 | 97.92 | 126,708 | 1996 | 2015 | 0 | 0 | 0 | 25.00 | 75.00 |

1 M/H 94+ – 0% - 2024 Heated Area: 1294 HX Base Yr




19356 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 | 95,031 |
| TOTAL MARKET OB/XF VALUE | 7,333 |
| TOTAL LAND VALUE - MARKET | 72,800 |
| TOTAL MARKET VALUE | 175,164 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 175,164 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 175,164 |
| TOTAL JUST VALUE | 175,164 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 159,749 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2653/770 | 7/10/2023 | WD | Q | I | 01 | 195,000 |
| GRANTOR: ROBERTS CHUCK & PRISC | | | | | | |
| GRANTEE: TRAPP HANNAH N & RI | | | | | | |
| 2364/1490 | 5/20/2020 | WD | Q | I | 01 | 135,000 |
| GRANTOR: 19356 CR 121 LAND TRU | | | | | | |
| GRANTEE: ROBERTS CHUCK & PRI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1996] W48 S25 R2 D2 E46 N27 $ .

### 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 18 | 360.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 36 | 4,536 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 13 | 7 | 91.00 | SF | 5.60 | 5.60 | 100 | 1990 | 1990 | 3 | 20 | 102 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,333

| 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 | 0 | 0004 | | 0.00 | 0.00 | 2.08 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 72,800 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.08 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 07/30/2025 BY SYS