IN OR 1802/1926
R673194 & R673195

SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

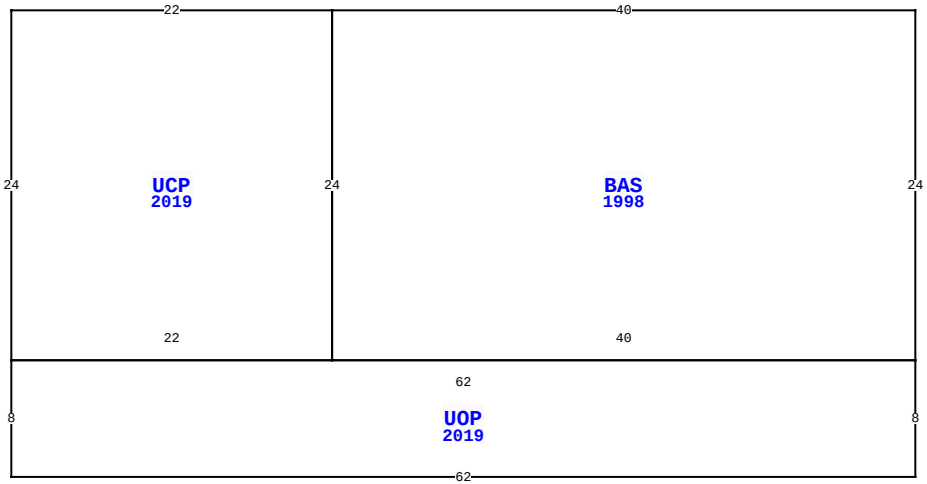
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1998	960	53,765
UCP	528	20	2019	106	5,937
UOP	496	25	2019	124	6,945
TOTALS	1,984			1,190	66,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,190	131.7800	112.01	133,292	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2014 Heated Area: 960 HX Base Yr 2014



241610 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,578
TOTAL MARKET OB/XF VALUE		2,302
TOTAL LAND VALUE - MARKET		46,080
TOTAL MARKET VALUE		153,960
SOH/AGL Deduction		74,768
ASSESSED VALUE		79,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,470
TOTAL JUST VALUE		153,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982129	MH MOVE-ON	0	03/01/1998
7837	MH MOVE-ON	15,900	06/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/1926	7/18/2012	WD	Q	I	01	50,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: SMITH CHARLES E JR						
1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 UCP=[YR=2019] W22 S24 UOP=[YR=2019] S8 E62 N8 W62$ E22 N24 $ S24 E40 N24$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	1994	1994	3	20	1,022	
2	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2012	2012	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 2,302

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	1.28	AC		1.00	1.00	0.80	45,000.00	36,000.00	46,080							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 07/30/2025 BY SYS

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R673194 & R673195

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

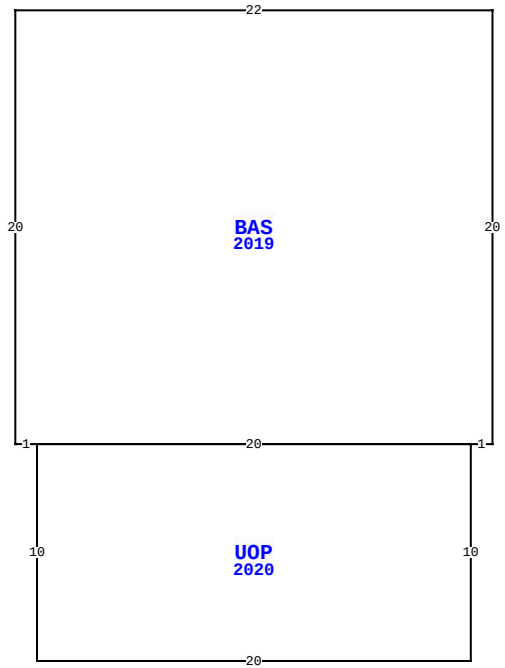
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2019	440	19,557
UOP	200	20	2020	40	1,778
TOTALS	640			480	21,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	480	86.9000	46.06	22,109	2017	2017	0	0	0	3.50	96.50

2 ACCESORY U – 100% - 2014 Heated Area: 440 HX Base Yr 2014



241610 CR 121, HILLIARD

BLD DATE		LGL DATE	
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VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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TOTAL LAND VALUE - MARKET		46,080
TOTAL MARKET VALUE		153,960
SOH/AGL Deduction		74,768
ASSESSED VALUE		79,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,470
TOTAL JUST VALUE		153,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/1926	7/18/2012	WD	Q	I	01	50,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: SMITH CHARLES E JR						
1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W22 S20 E1 E20 E1 N20 $
UOP=[YR=2020;ORIG=-21,20] S10 E20 N10 W20 $
.

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 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 07/30/2025 BY SYS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

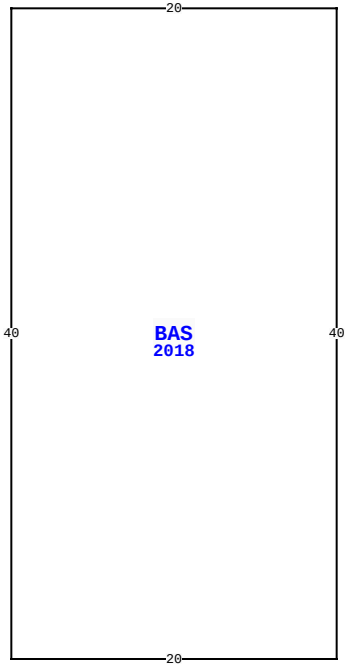
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2018	800	17,597
TOTALS	800			800	17,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	23.40	18,720	2018	2018	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2019 Heated Area: 800 HX Base Yr 2014



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1801/1708	7/09/2012	WD	U	I	12	48,000
GRANTOR: JOHNSON JENNIE C						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=60,10] E20 S40 W20 N40 $
.

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 06/21/2024 BY WWA Total Acres: 1.28 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 07/30/2025 BY SYS