PT OF W1/2 OF NE1/4
OR 2639/1403

SWEAT WILLIAM J & KELLIE EB
241638 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0030

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

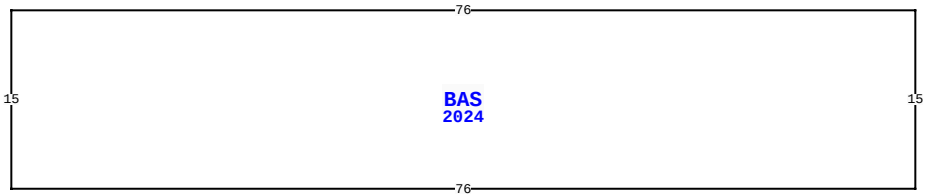
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	109,553
TOTALS	1,140			1,140	109,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	114.2000	97.07	110,660	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 1140 HX Base Yr 2025



241638 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,553
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		57,150
TOTAL MARKET VALUE		166,703
SOH/AGL Deduction		0
ASSESSED VALUE		166,703
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		110,981
TOTAL JUST VALUE		166,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008056	CO ISSUED	0	12/19/2023
MH230014649	NEW SWMH	0	11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1403	5/12/2023	WD	Q	I	03	50,000
GRANTOR: OWENS SHAWN LUKE						
GRANTEE: SWEAT WILLIAM J & K						
1081/1651	9/20/2002	QC	Q	I	06	100
GRANTOR: TOMLIN KATHY A						
GRANTEE: OWENS SHAWN LUKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] S15 E76 N15 W76 $
.

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
1	000100	C	RES	100	0004	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150							

REVIEW DATE 01/05/2024 BY WW Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS