PT OF W1/2 OF NE1/4
IN OR 2052/1475
R673110 & R673111

GODWIN CODY D
241634 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

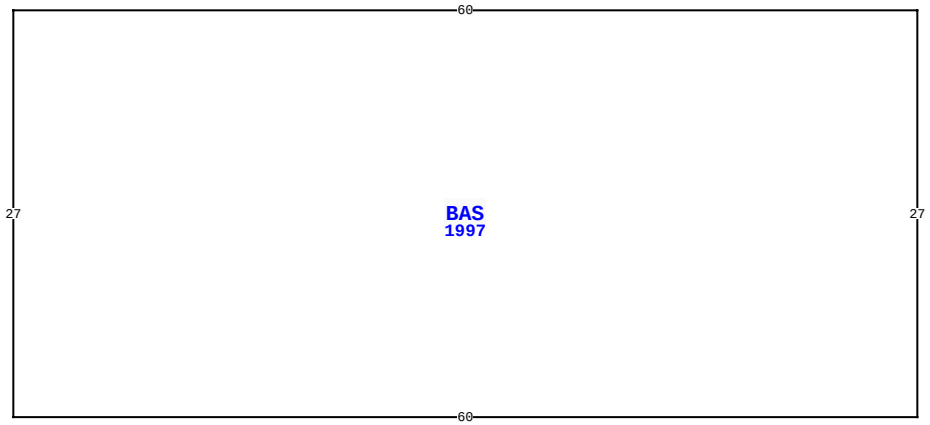
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1997	1,620	97,354
TOTALS	1,620			1,620	97,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	160.6800	136.58	221,260	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



241634 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: 4	Tax Dist:	
BUILDING MARKET VALUE		97,354
TOTAL MARKET OB/XF VALUE		21,633
TOTAL LAND VALUE - MARKET		81,200
TOTAL MARKET VALUE		200,187
SOH/AGL Deduction		78,742
ASSESSED VALUE		121,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,723
TOTAL JUST VALUE		200,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95839	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2052/1475	5/21/2016	WD	Q	I	01	98,000
GRANTOR: BEVILLE RUBY L & SHER						
GRANTEE: GODWIN CODY D						
1358/0315	10/12/2005	QC	Q	I	01	100
GRANTOR: BEVILLE JAMES F & RUB						
GRANTEE: BEVILLE JAMES F & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0751	UOP	0	100	12	17	204.00	SF	10.00	10.00	100	1995	1995	3	20	408	
3	0803	ASPHALT C	0	100	0	0	2,147.00	SF	2.00	2.00	100	2000	2000	3	50	2,147	
4	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	2000	2000	3	77	1,522	
5	0680	POLE SHED	1	100	38	40	1,520.00	SF	10.00	10.00	100	2024	2023		98	14,896	

LAND DESCRIPTION

TOTAL OB/XF 21,633

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	2.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,200							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 2.32 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 07/30/2025 BY SYS