PT OF W1/2 OF NE1/4
IN OR 2242/768
1997 FLEE DW/MH

MELLROY LAWTON R III
241630 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0050

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

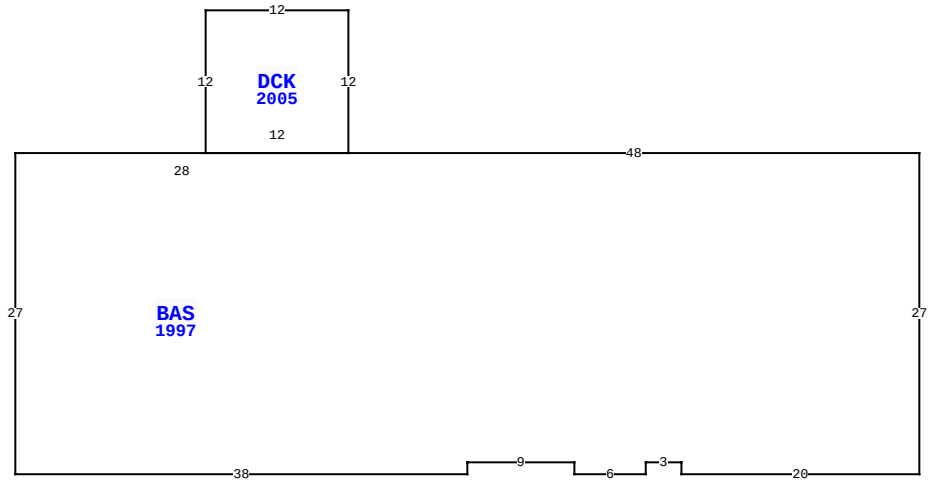
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	1997	2,040	144,744
DCK	144	15	2005	22	1,561
TOTALS	2,184			2,062	146,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,062	134.6400	114.44	235,975	1997	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2020 Heated Area: 2040 HX Base Yr 2020



241630 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,304
TOTAL MARKET OB/XF VALUE		1,625
TOTAL LAND VALUE - MARKET		133,575
TOTAL MARKET VALUE		281,504
SOH/AGL Deduction		105,264
ASSESSED VALUE		176,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,518
TOTAL JUST VALUE		281,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997
8638	MH MOVE-ON	19,000	08/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0768	11/20/2018	WD	Q	I	01	165,000
GRANTOR: PETRILLO TERRANCE M						
GRANTEE: MELLROY LAWTON R II						
2069/1081	8/31/2016	WD	Q	I	01	119,000
GRANTOR: MANTEIGA-GIRAL MARISE						
GRANTEE: PETRILLO TERRANCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 DCK=[YR=2005] N12 W12 S12 E12$ W28 S27 E38 N1 E9 S1 E6 N1 E3 S1 E20 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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2005	2005	3	22	425	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2003	2003	3	20	682	
3	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2005	2005	3	36	518	

LAND DESCRIPTION

TOTAL OB/XF 1,625

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	6.85	AC		1.00	1.00	1.00	19,500.00	19,500.00	133,575							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 6.85 Total Land Value: 133,575 Market: 0 Agricultural: 0 Common: 133,575 PRINTED 07/30/2025 BY SYS