PT OF W1/2 OF NE1/4
IN OR 1905/425
1998 WAYC DW/MH

GARRETT LAMAR D JR/GARRETT LORI ANN
241618 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0070

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 70
Interior Floo	08	SHT VINYL 30
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

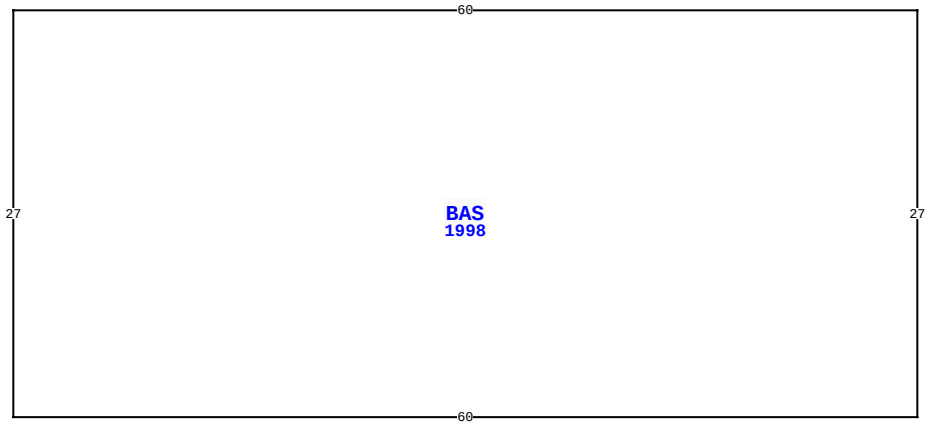
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	84,548
TOTALS	1,620			1,620	84,548

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	122.8000	104.38	169,096	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



241618 CR 121, HILLIARD

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,548
TOTAL MARKET OB/XF VALUE		16,807
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		195,855
SOH/AGL Deduction		101,020
ASSESSED VALUE		94,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,113
TOTAL JUST VALUE		195,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982145	MH MOVE-ON	0	04/01/1998
3440	N/A	25,500	06/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0425	3/03/2014	QC	U	I	11	55,000
GRANTOR: FLANAGAN SANDRA						
GRANTEE: GARRETT LAMAR D JR						
1695/0215	6/18/2010	PR	U	I	11	100
GRANTOR: DIXON AUDREY M P/R						
GRANTEE: DIXON AUDREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] 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	1242	WD DECK A	0	100	13	7	91.00	SF	10.00	10.00	100	1984	1984	3	20	182	
2	0752	USP	0	100	21	10	210.00	SF	15.00	15.00	100	1990	1990	3	20	630	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	26	8,190	
5	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	2002	2002	3	20	300	
6	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	2002	2002	3	80	250	
7	0681	POLE SHED	0	100	29	15	435.00	SF	15.00	15.00	100	2005	2005	3	36	2,349	
8	0681	POLE SHED	0	100	30	13	390.00	SF	15.00	15.00	100	2005	2005	3	36	2,106	

LAND DESCRIPTION

TOTAL OB/XF 16,807

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	2.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,500							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 2.70 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS