PT OF SEC 37-3N-23E
IN OR 2184/1595

BATTERSBY MELISSA
31103 CR 121
HILLIARD, FL 32046

2025

37-3N-23-0000-0002-0060

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

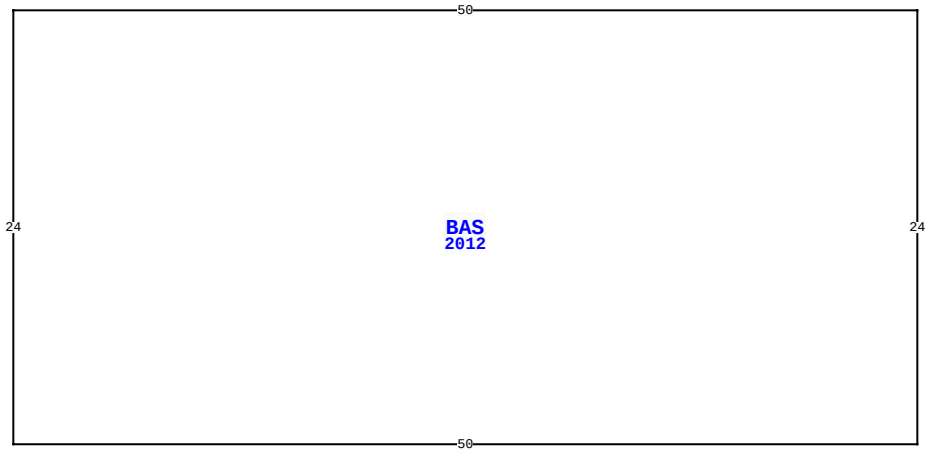
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2012	1,200	35,435
TOTALS	1,200			1,200	35,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,200	115.8000	98.43	118,116	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



31103 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,435
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		83,285
SOH/AGL Deduction		32,513
ASSESSED VALUE		50,772
TOTAL EXEMPTION VALUE	HX HB	25,772
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1595	3/09/2018	WD	U	I	37	10,000

GRANTOR: JOHNSON CALVIN W & JA
GRANTEE: WRIGHT THERESA A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W50 S24 E50 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	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS