LOT 1
PT OR 555/667
(EX OR 2414/1112)

OWENS TINA RENEE
31044 COUNTY ROAD 121
HILLIARD, FL 32046

2025

38-3N-23-2073-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

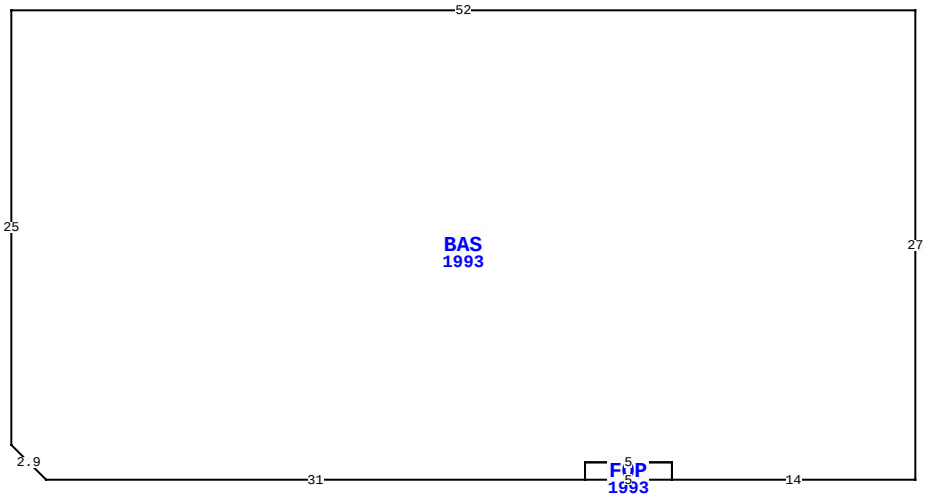
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	1993	1,397	21,760
FOP	5	30	1993	2	31
TOTALS	1,402			1,399	21,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,399	64.9000	51.92	72,636	1989	1989	0	0	30	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1397 HX Base Yr



31044 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,791
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,300
TOTAL MARKET VALUE	82,091
SOH/AGL Deduction	21,797
ASSESSED VALUE	60,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,294
TOTAL JUST VALUE	82,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7803	MH MOVE-ON	10,000	05/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0555/0667	10/26/1988	WD	U	V	09	25,000
GRANTOR: LEWIS ARTHUR & IRMA						
GRANTEE: OWENS TINA RENEE						
0507/0957	1/08/1987	WD	Q	V		7,000
GRANTOR: BARNARD GERALD						
GRANTEE: LEWIS ARTHUR & IRMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 R2 D2 E31 FOP=[YR=1993] E5 N1 W5 S1$ N1 E5 S1 E14 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

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	0	0004	OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,300							

REVIEW DATE 02/04/2021 BY TWA Total Acres: 1.34 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 07/30/2025 BY SYS