LOT 1 &
PT OF LOT 27 (S-3) OF
SUB SECTIONS 38 & 39 PB 0/14

THOMPSON JACKEY V JR & ANNA
29822 CR 121
HILLIARD, FL 32046

2025

39-3N-23-1860-0001-0000

BUILDING CHARACTERISTICS

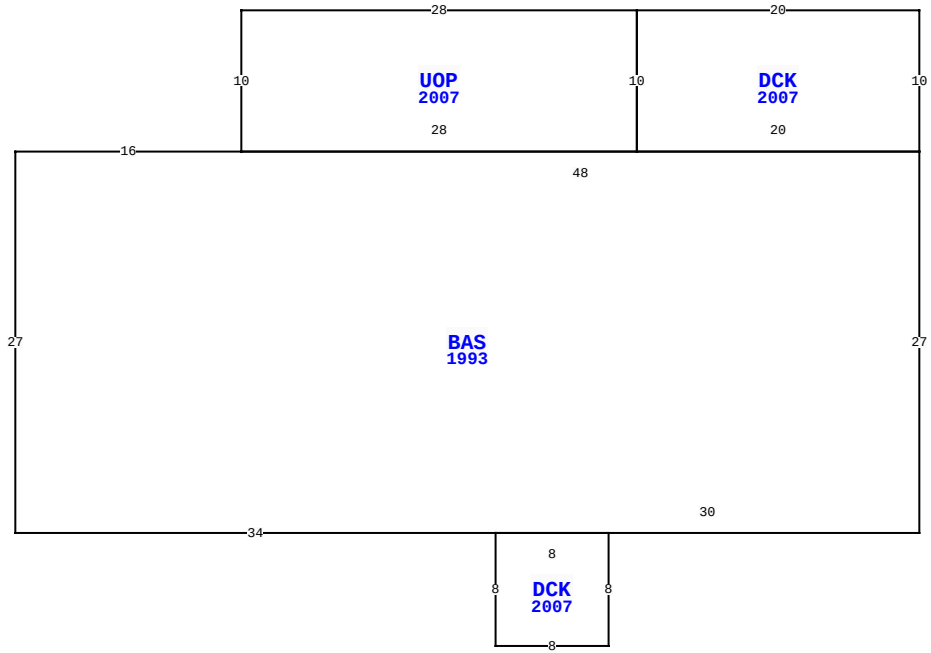
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,728	100	1993	1,728	142,155
DCK	64	15	2007	10	822
DCK	200	15	2007	30	2,468
UOP	280	25	2007	70	5,759
TOTALS	2,272			1,838	151,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,838	160.6800	128.54	236,257	1990	2010	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2021 Heated Area: 1728 HX Base Yr 2021



29822 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,204
TOTAL MARKET OB/XF VALUE		3,358
TOTAL LAND VALUE - MARKET		86,850
TOTAL MARKET VALUE		241,412
SOH/AGL Deduction		70,916
ASSESSED VALUE		170,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,774
TOTAL JUST VALUE		241,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8370	MH MOVE-ON	34,971	11/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1711	7/13/2018	SW	Q	I	01	125,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: THOMPSON JACKEY V J						
2176/1926	2/12/2018	SW	U	I	12	53,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W20 UOP=[YR=2007] W28 S10 BAS=[YR=1993] W16 S27 E34 DCK=[YR=2007] S8 E8 N8 W8$ E30 N27 W48$ E28 N10 $ S10 E20 N10$.

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	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2005	2005	3	84	1,048	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 3,358

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	1.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,300							
2	000100	C	RES	100		OR	0.00	0.00	0.79	AC		1.00	1.00	1.00	45,000.00	45,000.00	35,550							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 1.93 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 07/30/2025 BY SYS