LOT 8 RIVERWOOD ESTATES
PB 5/292 & PT OF LOT 27
SUB SECTIONS 38 & 39 PB 0/14

BERGENDAHL DESIREE C & JASON P
30036 CR 121
HILLIARD, FL 32046

2025

39-3N-23-1860-0008-0000

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 90
Interior Floo	08	SHT VINYL 10
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	05	Quality Level 05

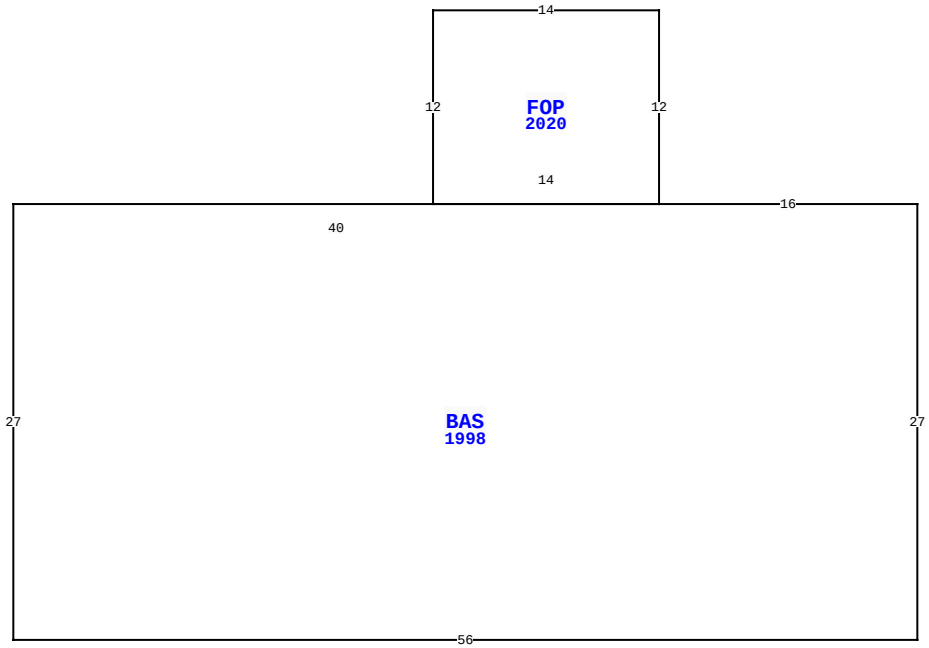
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1998	1,512	87,055
FOP	168	30	2020	50	2,879
TOTALS	1,680			1,562	89,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	141.1200	119.95	187,362	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2017 Heated Area: 1512 HX Base Yr 2017



30036 CR 121, HILLIARD

BLD DATE	03/05/2008	JH	LGL DATE	
XF DATE	03/05/2008	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,934
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		91,350
TOTAL MARKET VALUE		184,049
SOH/AGL Deduction		94,963
ASSESSED VALUE		89,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,364
TOTAL JUST VALUE		184,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971798	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/1685	5/20/2016	WD	Q	I	01	90,000
GRANTOR: MCKELVY SHAUN J & TER						
GRANTEE: BERGENDAHL DESIREE						
1473/0918	1/23/2007	WD	Q	I	05	80,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MCKELVY SHAUN J & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FOP=[YR=2020] N12 W14 S12 E14$ W40 S27 E56 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							
2	000100	C	RES	100		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	38,250							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 2.03 Total Land Value: 91,350 Market: 0 Agricultural: 0 Common: 91,350 PRINTED 07/30/2025 BY SYS