LOT 2
MULBERRY LANDING 4 PB 5/53

RHODEN JESSICA M
30590 CR 121
HILLIARD, FL 32046

2025

39-3N-23-2074-0002-0000

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 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

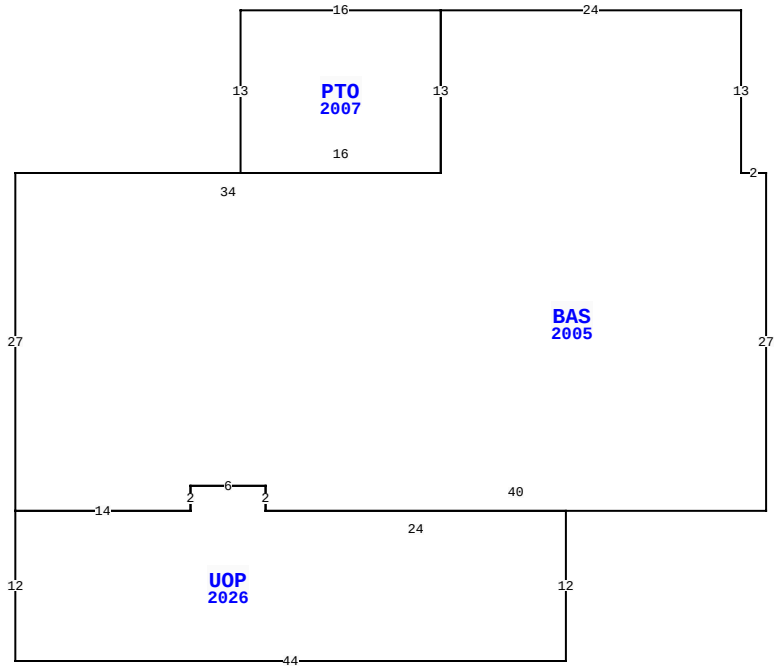
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2005	1,920	149,195
PTO	208	5	2007	10	777
UOP	540	25	2026	135	10,490
TOTALS	2,668			2,065	160,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,065	152.3600	129.51	267,438	1999	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2020 Heated Area: 1920 HX Base Yr 2020



30590 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		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		160,463
TOTAL MARKET OB/XF VALUE		14,866
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		235,179
SOH/AGL Deduction		95,946
ASSESSED VALUE		139,233
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		83,511
TOTAL JUST VALUE		235,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00409	OTHER	0	09/01/2005
C4651	CO ISSUED	0	08/01/2005
E15484	ELEC OTHER	0	08/01/2005
MH4651	MH MOVE-ON	0	08/01/2005
M10110	TANKS/BLRS	0	08/01/2005
P09902	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1770	1/15/2016	SW	Q	I	01	95,000
GRANTOR: RIVER CITY HOLDINS LL						
GRANTEE: RHODEN LARRY D JR &						
1943/1300	10/21/2014	SW	U	I	18	31,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W2 N13 W24 S13 W34 S27 E14 N2 E6 S2 E40 N27 $
PTO=[YR=2007;ORIG=-26,-13] W16 S13 E16 N13 $
UOP=[YR=2026;ORIG=-60,27] S12 E44 N12 W24 N2 W6 S2 W14 $
.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2007	2007	3	87	2,533	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2020	2020	3	86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 14,866

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	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS