LOT 11
IN OR 2216/1322
R787797 & R787798

SKINNER GREGORY & KATHY
30330 CR 121
HILLIARD, FL 32046

2025

39-3N-23-2074-0011-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

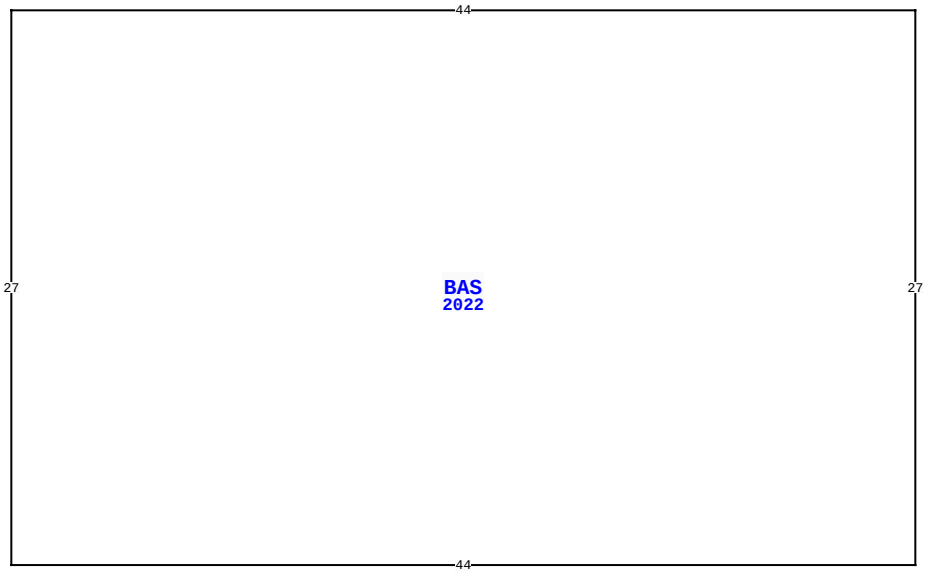
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2022	1,188	115,388
TOTALS	1,188			1,188	115,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	116.6000	99.11	117,743	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1188 HX Base Yr 2007



30330 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		115,388
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		160,388
SOH/AGL Deduction		32,911
ASSESSED VALUE		127,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,755
TOTAL JUST VALUE		160,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003584	CO ISSUED	0	08/01/2022
22007073	MH MOVE-ON	0	05/06/2022
MH992816	MH MOVE-ON	0	08/01/1999
8994	MH MOVE-ON	6,000	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1322	8/03/2018	WD	U	I	11	100
GRANTOR: O'BRYANT NANCY P						
GRANTEE: SKINNER GREGORY S &						
1419/0914	6/12/2006	AD	U	I	25	45,000
GRANTOR: O'BRYANT NANCY P						
GRANTEE: SKINNER GREGORY & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S27 E44 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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/29/2022 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS