LOT 12 1994 JACOBSEN DW/MH
IN OR 652 PG 967
MULBERRY LANDING 4 PB 5/53

OWENS EVELYN T
30306 COUNTY ROAD 121
HILLIARD, FL 32046

2025

39-3N-23-2074-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

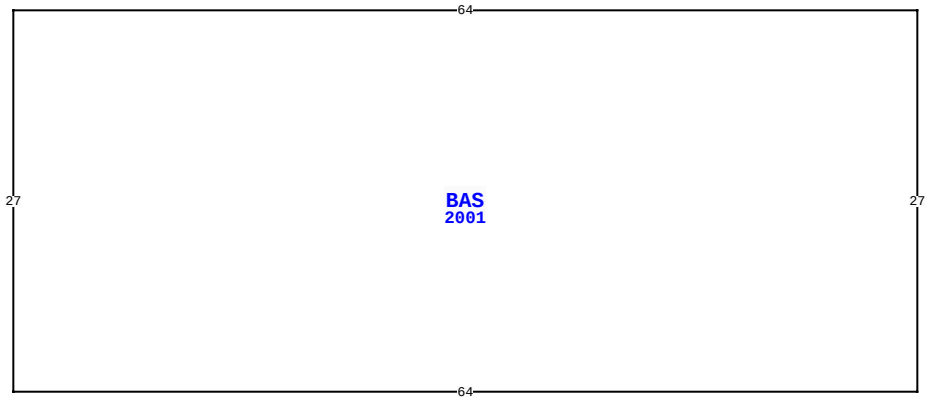
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2001	1,728	70,803
TOTALS	1,728			1,728	70,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	160.6800	136.58	236,010	1994	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1728 HX Base Yr 1995



30306 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		70,803
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		115,995
SOH/AGL Deduction		67,244
ASSESSED VALUE		48,751
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		18,751
TOTAL JUST VALUE		115,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013551	MH MOVE-ON	0	07/01/2001
94333	MH MOVE-ON	6,900	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0652/0967	3/24/1992	WD	Q	V		7,500

GRANTOR: WILLIS LYNWOOD & J T
GRANTEE: OWENS ALBERT & E T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S27 E64 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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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 02/09/2023 BY WWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS