PT OF SE1/4 OF NW1/4
OF SEC 10-2N-23E IN OR 2779/1376
ESMT IN OR 2714/74

DOUGLAS AMANDA & JONATHAN
23960 CR 121
HILLIARD, FL 32046

2026

10-2N-23-0000-0013-0060

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	08	SHT VINYL 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

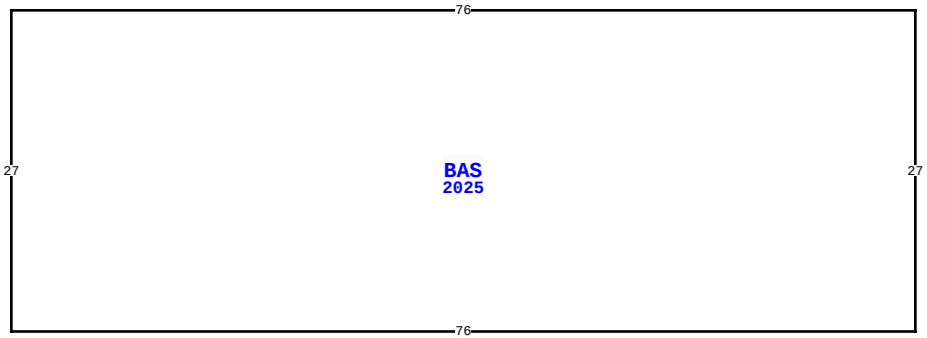
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2025	2,052	208,430
TOTALS	2,052			2,052	208,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	114.0000	102.60	210,535	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2052 HX Base Yr 2026



23960 CR 121, HILLIARD

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/12/2026 MLU
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		208,430
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		287,630
SOH/AGL Deduction		70,786
ASSESSED VALUE		216,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,433
TOTAL JUST VALUE		287,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011104	NEW DOUBLE WIDE M	0	10/01/2024
MH240005384	NEW DOUBLE WIDE M	0	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2779/1376	3/27/2025	SW	U	I	11	100
GRANTOR: NEFL RET LLC						
GRANTEE: DOUGLAS AMANDA & JO						
2777/1581	3/27/2025	SW	Q	I	02	317,000
GRANTOR: NEFL RET LLC						
GRANTEE: DOUGLAS AMANDA & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S27 E76 N27 W76 $
.

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		OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	40,000.00	40,000.00	79,200							

REVIEW DATE 06/05/2024 BY WW Total Acres: 1.98 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 07/09/2026 BY SYS