IN OR 2056/978
R433655
ESMT PT OR 1691/1011

BRANSON NANCY DENISE
241885 CR 121
HILLIARD, FL 32046

2026

14-4N-23-0000-0016-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

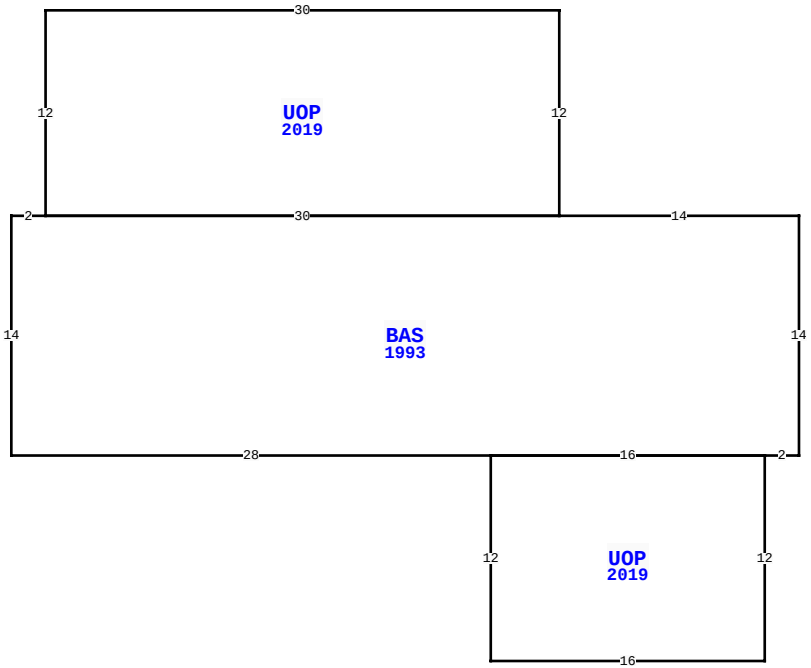
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	18,914
UOP	192	25	2019	48	1,410
UOP	360	25	2019	90	2,643
TOTALS	1,196			782	22,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	782	115.1800	97.90	76,558	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2017 Heated Area: 644 HX Base Yr 2017



241885 CR 121, HILLIARD

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

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	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2019	2019	3	84	4,536	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2019	2019	3	78	5,616	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,967
TOTAL MARKET OB/XF VALUE		10,152
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		107,519
SOH/AGL Deduction		59,589
ASSESSED VALUE		47,930
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,930
TOTAL JUST VALUE		107,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0978	7/06/2016	AD	U	I	40	48,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: BRANSON NANCY DENIS						
1976/0595	4/23/2015	WD	Q	I	01	30,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: GRIFFIN & GRIFFIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W30 W2 S14 E28 E16 E2 N14 $
UOP=[YR=2019;ORIG=-14,0] N12 W30 S12 E30 $
UOP=[YR=2019;ORIG=-18,14] E16 S12 W16 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,152

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	1.86	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.86 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 07/09/2026 BY SYS