PT OF E1/2 OF NW1/4
IN OR 2001/442
ESMT OR 1335/950

PURVIS MALLERY W JR & SUMER R/
23187 CR 121
HILLIARD, FL 32046

2026

15-2N-23-0000-0005-0300

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

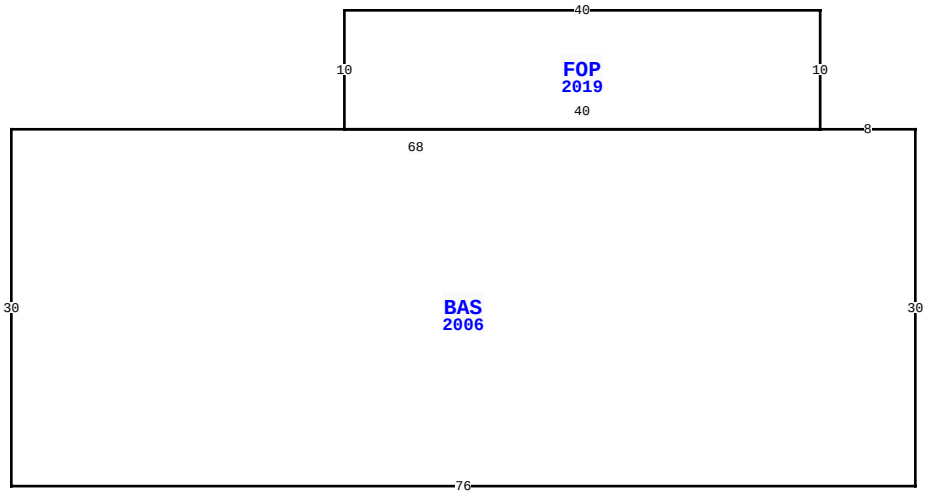
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	129,867
FOP	400	30	2019	120	6,835
TOTALS	2,680			2,400	136,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,400	117.2000	105.48	253,152	2006	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2016 Heated Area: 2280 HX Base Yr 2016



23187 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,398
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		137,480
TOTAL MARKET VALUE		322,958
SOH/AGL Deduction		136,705
ASSESSED VALUE		186,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,842
TOTAL JUST VALUE		322,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003582	PRIVATE PROVIDER	134,799	03/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0442	8/28/2015	WD	Q	I	02	139,900
GRANTOR: LANGLEY CAROLYN S						
GRANTEE: PURVIS MALLERY W JR						
1316/0176	5/09/2005	WD	Q	V	01	43,000
GRANTOR: LANGLEY RANDALL T						
GRANTEE: LANGLEY STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FOP=[YR=2019] N10 W40 S10 E40$ W68 S30 E76 N30$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	4.91	AC		1.00	1.00	1.00	28,000.00	28,000.00	137,480							

REVIEW DATE 12/18/2024 BY WWX Total Acres: 4.91 Total Land Value: 137,480 Market: 0 Agricultural: 0 Common: 137,480 PRINTED 07/09/2026 BY SYS

PT OF E1/2 OF NW1/4
IN OR 2001/442
ESMT OR 1335/950

PURVIS MALLERY W JR & SUMER R/
23187 CR 121
HILLIARD, FL 32046

2026

15-2N-23-0000-0005-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

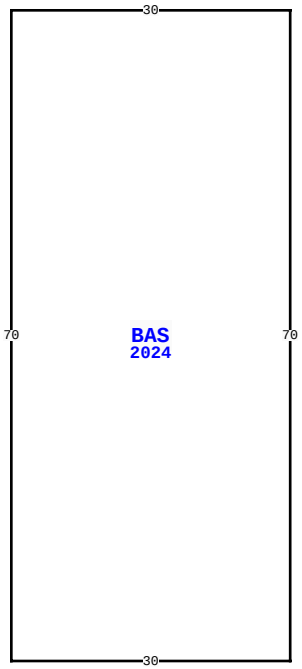
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2024	2,100	45,696
TOTALS	2,100			2,100	45,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,100	56.3500	21.98	46,158	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 2100 HX Base Yr 2016



23187 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

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1316/0176	5/09/2005	WD	Q	V	01	43,000
GRANTOR: LANGLEY RANDALL T						
GRANTEE: LANGLEY STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-2] E30 S70 W30 N70 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/18/2024 BY WWX Total Acres: 4.91 Total Land Value: 137,480 Market: 0 Agricultural: 0 Common: 137,480 PRINTED 07/09/2026 BY SYS