PT OF S1/2 OF NW1/4
IN OR 2751/1180

GIBSON LARRY L
241826 CR 121
HILLIARD, FL 32046

2026

23-4N-23-0000-0012-0040

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

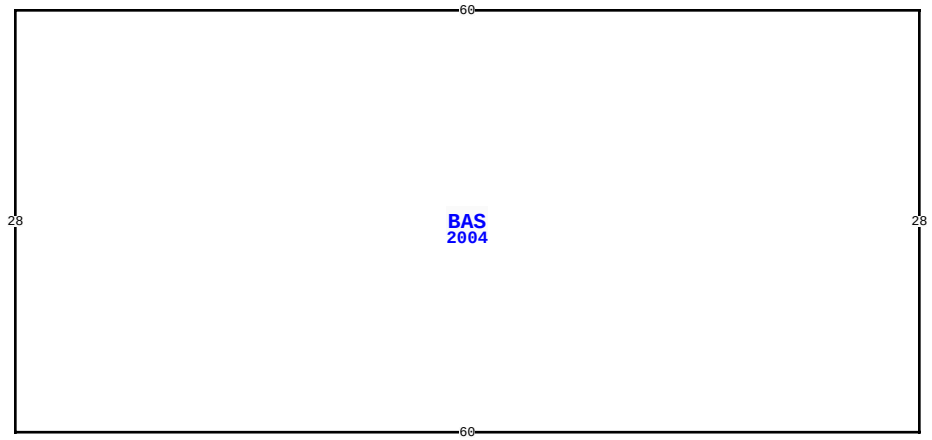
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2004	1,680	102,455
TOTALS	1,680			1,680	102,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	135.5200	121.97	204,910	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2025 Heated Area: 1680 HX Base Yr 2025



241826 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: 4	Tax Dist:	
BUILDING MARKET VALUE		119,329
TOTAL MARKET OB/XF VALUE		10,071
TOTAL LAND VALUE - MARKET		97,160
TOTAL MARKET VALUE		226,560
SOH/AGL Deduction		0
ASSESSED VALUE		226,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,149
TOTAL JUST VALUE		226,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU94738	MH MOVE-ON	0	12/01/1994
7354	MH MOVE-ON	15,000	06/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/1180	11/05/2024	WD	U	I	11	100
GRANTOR: GREGORY MERLYN M & RO						
GRANTEE: GIBSON LARRY L						
2693/1277	1/21/2024	QC	U	I	11	100
GRANTOR: GREGORY MERLYN M JR &						
GRANTEE: GIBSON LARRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28$.

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	23	22	506.00	SF	15.00	15.00	100	1989	1989	3	20	1,518	
2	0510	GARAGE WD-	0	100	12	22	264.00	SF	26.95	26.95	100	1989	1989	3	20	1,423	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
4	1242	WD DECK A	0	100	0	0	928.00	SF	6.00	6.00	100	2018	2018	3	74	4,120	

LAND DESCRIPTION

TOTAL OB/XF 10,071

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	3.47	AC		1.00	1.00	1.00	28,000.00	28,000.00	97,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.47 Total Land Value: 97,160 Market: 0 Agricultural: 0 Common: 97,160 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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

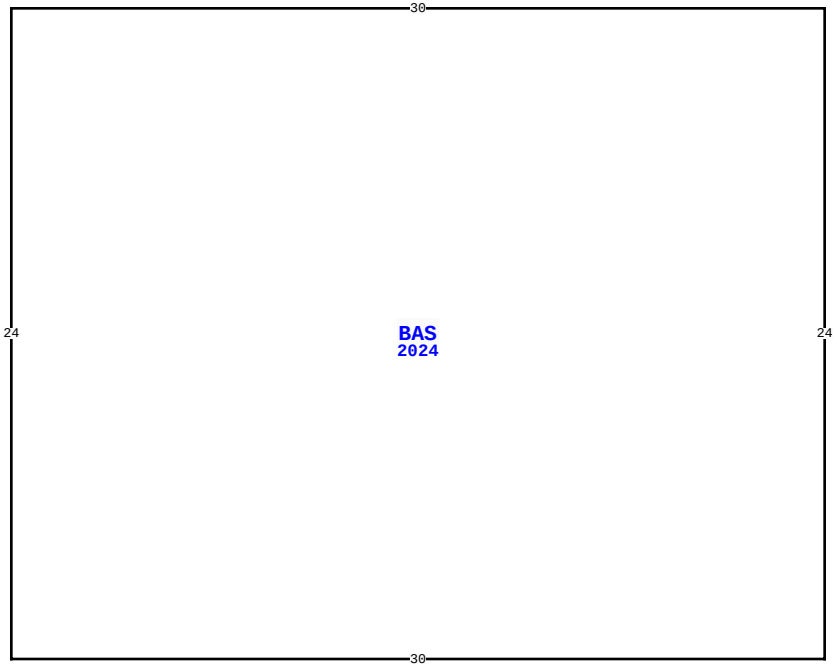
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,874
TOTALS	720			720	16,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	24.67	17,762	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr 2025



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GRANTOR: GREGORY MERLYN M JR &						
GRANTEE: GIBSON LARRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S24 W30 N24 $
.

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 01/01/2023 BY CD Total Acres: 3.47 Total Land Value: 97,160 Market: 0 Agricultural: 0 Common: 97,160 PRINTED 07/09/2026 BY SYS