

GARDNER DORIS M & PAT C
241824 CR 121
HILLIARD, FL 32046

23-4N-23-0000-0012-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	30	0800	02	1,404	151.3200	136.19	191,211	2003	2003	0	0	0	52.00	48.00															
Roof Structur	03	1 M/H 94+ 100% - 2012										Heated Area: 1404				HX Base Yr 2012													
Roof Cover	03	52 27 BAS 2003 52 27																											
Interior Wall	05																												
Interior Floo	14																												
Interior Floo	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units																													
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	1,404	100	2003	1,404	91,781																								
TOTALS		1,404			1,404	91,781																							
EXTRA FEATURES										241824 CR 121, HILLIARD										BLD DATE				LGL DATE					
																				XF DATE				LAND DATE					
																				INC DATE				AG DATE					
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												
1	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	30	720													
3	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	32	1,152													
4	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2015	2015	3	71	12,425													
LAND DESCRIPTION										TOTAL OB/XF										14,297									
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					
1	000100	C	RES	100	0004	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200												
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 3.15		Total Land Value: 88,200				Market: 0				Agricultural: 0				Common: 88,200				PRINTED 07/09/2026 BY SYS							