IN OR 2670/427

SVEHLA TROY & BRIANNA
241830 CR 121
HILLIARD, FL 32046

2026

23-4N-23-0000-0012-0070

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

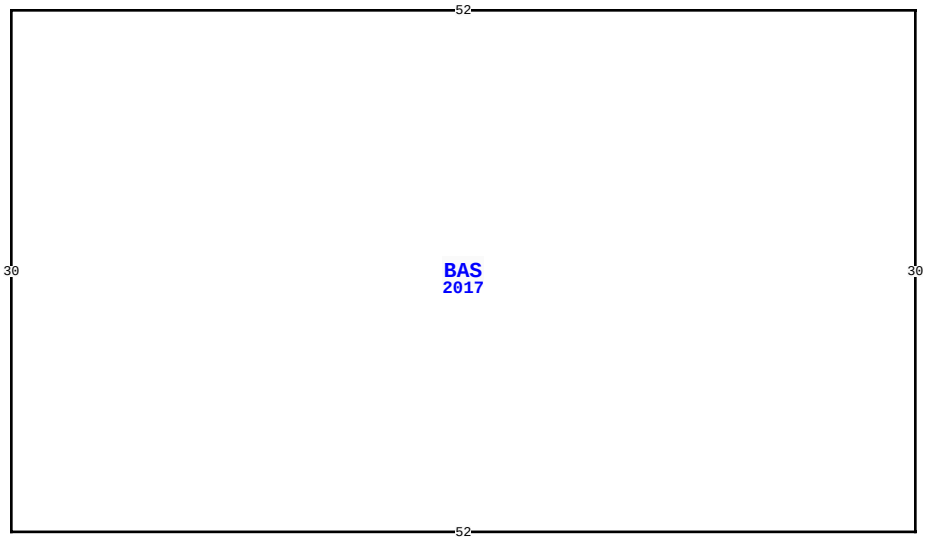
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2017	1,560	130,291
TOTALS	1,560			1,560	130,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.0000	104.40	162,864	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2024 Heated Area: 1560 HX Base Yr 2024



241830 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,291
TOTAL MARKET OB/XF VALUE		16,330
TOTAL LAND VALUE - MARKET		106,400
TOTAL MARKET VALUE		253,021
SOH/AGL Deduction		5,053
ASSESSED VALUE		247,968
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,557
TOTAL JUST VALUE		253,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000321	CO ISSUED	0	01/11/2018
17007030	MH MOVE-ON	0	11/02/2017
7847	MH MOVE-ON	21,000	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/427	9/20/2023	WD	Q	I	01	285,000
GRANTOR: WALKER LINDSEY A						
GRANTEE: SVEHLA TROY & BRIAN						
2567/0591	5/21/2022	QC	U	I	11	100
GRANTOR: WALKER LINDSEY A						
GRANTEE: WALKER LINDSEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S30 E52 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	0681	POLE SHED	0	100	36	36	1,296.00	SF	15.00	15.00	100	2019	2019	3	84	16,330	

LAND DESCRIPTION

TOTAL OB/XF 16,330

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	3.80	AC		1.00	1.00	1.00	28,000.00	28,000.00	106,400							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 3.80 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 07/09/2026 BY SYS