PT OF LOT 21
IN OR 2191/1414
R673289 & R673290

ELLIS WILLIAM L & WANDA K
241794 COUNTY ROAD 121
HILLIARD, FL 32046

2026

23-4N-23-2020-0021-0010

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	03	Quality Level 03

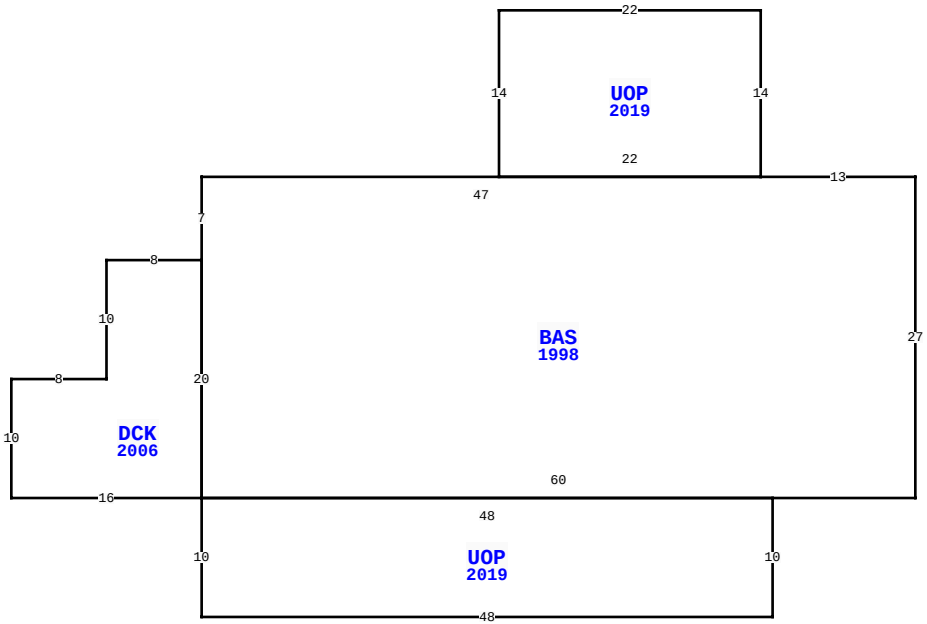
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	86,220
DCK	240	15	2006	36	1,916
UOP	308	25	2019	77	4,098
UOP	480	25	2019	120	6,387
TOTALS	2,648			1,853	98,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,853	123.2000	110.88	205,461	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2019 Heated Area: 1620 HX Base Yr 2019



241794 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		98,621
TOTAL MARKET OB/XF VALUE		22,872
TOTAL LAND VALUE - MARKET		98,280
TOTAL MARKET VALUE		219,773
SOH/AGL Deduction		99,741
ASSESSED VALUE		120,032
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,621
TOTAL JUST VALUE		219,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1414	4/18/2018	WD	Q	I	01	120,000
GRANTOR: BODIFORD L C LAMAR SR						
GRANTEE: ELLIS WILLIAM L & W						
1299/0658	3/03/2005	WD	Q	I		105,000
GRANTOR: LILLIBRIDGE KURT R &						
GRANTEE: BODIFORD L C LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 UOP=[YR=2019] N14 W22 S14 E22$ W47 S7 DCK=[YR=2006] W8 S10 W8 S10 E16 N20$ S20 UOP=[YR=2019] S10 E48 N10 W48$ E60 N27$.

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	1998	1998	3	79	2,765	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	1999	1999	3	20	507	
3	0510	GARAGE WD-	0	100	0	0	1,400.00	SF	35.00	35.00	100	2007	2007	3	40	19,600	

LAND DESCRIPTION

TOTAL OB/XF 22,872

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	3.51	AC		1.00	1.00	1.00	28,000.00	28,000.00	98,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.51 Total Land Value: 98,280 Market: 0 Agricultural: 0 Common: 98,280 PRINTED 07/09/2026 BY SYS