

PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2159/1536

THAN WIN WIN
241477 CR 121
HILLIARD, FL 32046

2026

33-4N-23-2020-0049-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	25	MOD METAL 100	0800	02	924	94.0000	84.60	78,170	1995	1995	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2026													Heated Area: 924 HX Base Yr 2026													
Roof Cover	01	MINIMUM 100	14 66 14 66 BAS 2022													VALUATION BY STANDARD													
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:													
Interior Floo	08	SHT VINYL 100														BUILDING MARKET VALUE 23,451													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 0													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 221,000													
Bedrooms	2	2 100														TOTAL MARKET VALUE 84,547													
Bathrooms	2	2 100														SOH/AGL Deduction 0													
Frame	02	WOOD FRAME 100														ASSESSED VALUE 84,547													
Stories	0	0 100														TOTAL EXEMPTION VALUE HX HB 51,411													
Units	0	0 100														BASE TAXABLE VALUE 33,136													
Quality		03	Quality Level 03		TOTAL JUST VALUE 244,451																								
DOR CODE		5000		IMPROVED AG		NCON VALUE 0																							
MAP NUM				MKT AREA		09		INCOME VALUE																					
NEIGHBORHOOD/LOC		9001.00		PREVIOUS YEAR MKT VALUE 310,298																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM										DESCRIPTION		AMT	ISSUED										
BAS	924	100	2022	924	23,451	22002050		CO ISSUED		0	02/07/2022																		
						21009120		MH MOVE-ON		0	07/13/2021																		
						21008742		12X32 SHED		18,547	07/02/2021																		
						18005427		NEW CONSTR		136,964	07/14/2018																		
						SALES DATA																							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
2159/1536		11/28/2017		WD	Q	V	01	97,400																					
GRANTOR: BELL GEORGE JEFFERSON														GRANTEE: THAN WIN WIN															
BLD DATE														LGL DATE		05/12/2026		MLU											
XF DATE														LAND DATE		11/18/2024		KBA											
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													
EXTRA FEATURES																													
241477 CR 121, HILLIARD																													
TOTALS 924 924 23,451																													
TOTAL OB/XF 0																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	17,000.00	17,000.00	56,100												
2	005501	A	TIMBER 2 P S	0		OR			9.70	AC		1.00	1.00	1.00	515.00	515.00	4,996												
3	009910	M	MARKET VALUE	0		OR			9.70	AC		1.00	1.00	1.00	17,000.00	17,000.00	164,900												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 13.00 Total Land Value: 61,096 Market: 164,900 Agricultural: 4,996 Common: 56,100 PRINTED 07/09/2026 BY SYS																													