

TRAPP HANNAH N & RILEY J
19356 CR 121
HILLIARD, FL 32046

2026

34-2N-23-0780-0002-0000

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	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0800	02	1,294	115.2000	103.68	134,162	1996	2015	0	0	0	28.00	72.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 0% - 2024													Heated Area: 1294		HX Base Yr									
Roof Cover		03	COMP SHNGL 100		48 25 27 46 29 BAS 1996													BUILDING MARKET VALUE		96,597									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		6,794									
Interior Floo		13	LVT/LAMNT 60															TOTAL LAND VALUE - MARKET		70,720									
Interior Floo		08	SHT VINYL 40															TOTAL MARKET VALUE		174,111									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		174,111									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			2 100															BASE TAXABLE VALUE		174,111									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		174,111									
Stories		1.	1. 100															NCON VALUE		0									
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		175,164																						
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	1,294	100	1996	1,294	96,597																								
TOTALS						1,294			1,294	96,597																			
EXTRA FEATURES						19356 CR 121, HILLIARD										BLD DATE				LGL DATE				05/12/2026				MLU	
																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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660													
2	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	32	4,032													
3	1242	WD DECK A	0	0	13	7	91.00	SF	5.60	5.60	100	1990	1990	3	20	102													