PT OF W1/2 OF NE1/4
IN OR 2645/396

WEINBERG HEATHER MARIE/STONE JAMES COREY
241614 COUNTY ROAD 121
HILLIARD, FL 32046

2026

34-4N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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

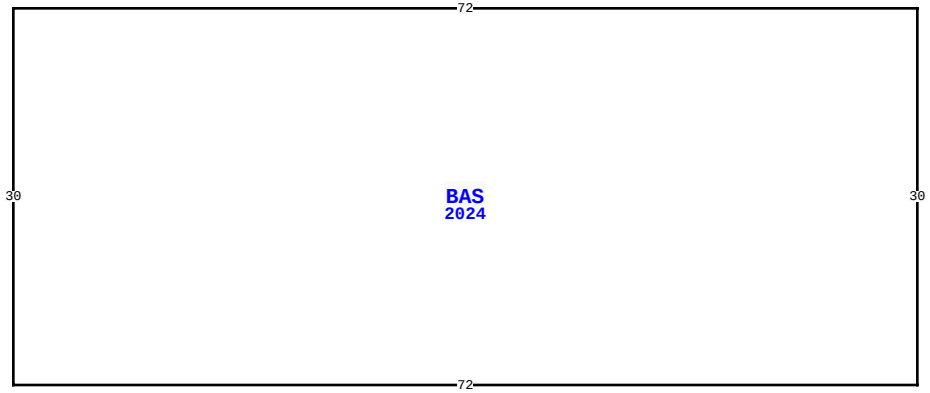
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	219,470
TOTALS	2,160			2,160	219,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	115.2000	103.68	223,949	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 0% - 2024 Heated Area: 2160 HX Base Yr



241614 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	219,470
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,680
TOTAL MARKET VALUE	305,150
SOH/AGL Deduction	0
ASSESSED VALUE	305,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,150
TOTAL JUST VALUE	305,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009056	CO ISSUED		07/17/2023
230008380	REPLACEMENT DWMH	0	06/29/2023
MH992554	MH MOVE-ON	0	01/02/1999
7838	MH MOVE-ON	13,561	06/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/396	6/01/2023	WD	U	I	37	50,000
GRANTOR: REWIS BILLY C JR						
GRANTEE: WEINBERG HEATHER MA						
2462/1638	4/02/2021	QC	U	I	11	100
GRANTOR: WHITTLE PATRICIA JEAN						
GRANTEE: REWIS BILLY C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S30 E72 N30 W72 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0004	OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,680							

REVIEW DATE 07/28/2023 BY WW Total Acres: 2.52 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 07/09/2026 BY SYS