LOT 25 LYING EAST OF 121 R/W
CORNWALL SURVEY

MARTIN-MORGAN TIKI/JOHNS TRENTON A ET AL
241583 CR 121
HILLIARD, FL 32046

2026

34-4N-23-2020-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

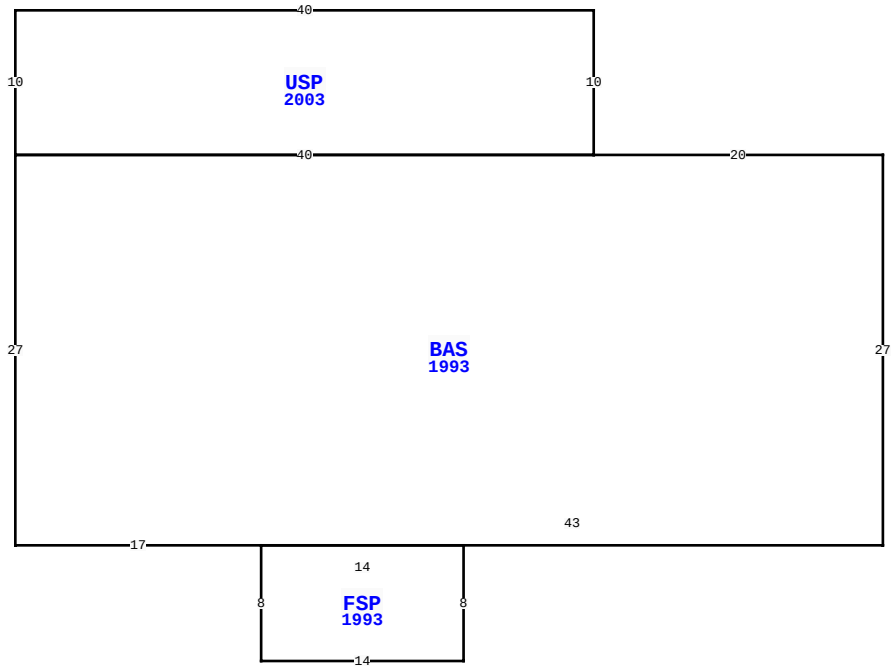
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	48,581
FSP	112	60	1993	67	2,009
USP	400	50	2003	200	5,998
TOTALS	2,132			1,887	56,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,887	117.6000	99.96	188,625	1981	1981	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1620 HX Base Yr



241583 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	56,588
TOTAL MARKET OB/XF VALUE	12,365
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	184,453
SOH/AGL Deduction	3,584
ASSESSED VALUE	180,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,869
TOTAL JUST VALUE	184,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6210	XFOB	3,840	01/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1640	4/02/2021	QC	U	I	11	100
GRANTOR: WHITTLE JEAN WILDES						
GRANTEE: MARTIN-MORGAN TIKI						
0669/0735	10/30/1992	QC	Q	I	01	100
GRANTOR: WILDES JEAN						
GRANTEE: WILDES JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2003] N10 W40 S10 E40$ W40 S27 E17
FSP=[YR=1993] S8 E14 N8 W14$ E43 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	0350	CARPORT WD	0	0	16	20	320.00	SF	13.00	13.00	100	1990	1990	3	20	832	
2	0200	BARN WD 0-	0	0	36	51	1,836.00	SF	20.00	20.00	100	1975	1975	3	20	7,344	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	44	880	
4	1242	WD DECK A	0	0	60	7	420.00	SF	10.00	10.00	100	1998	1998	3	20	840	
5	0351	CARPORT MT	0	0	35	14	490.00	SF	5.60	5.60	100	1998	1998	3	20	549	
6	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	1998	1998	3	20	1,920	

LAND DESCRIPTION

TOTAL OB/XF 12,365

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	5.50	AC		1.00	1.00	1.00	21,000.00	21,000.00	115,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/09/2026 BY SYS