LOT 9 PT OF SECS 38 & 39
IN OR 703 PG 1652
MULBERRY LANDING 3 PB 5/42

HAWKINS RONALD A & RENEE J
30738 COUNTY ROAD 121
HILLIARD, FL 32046

2026

38-3N-23-2073-0009-0000

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	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	06	Quality Level 06

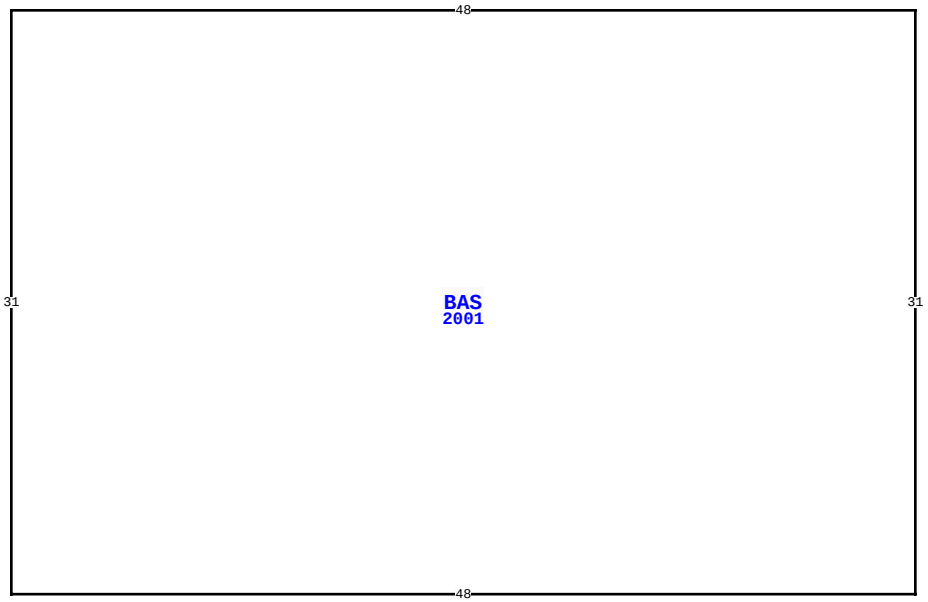
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2001	1,488	89,775
TOTALS	1,488			1,488	89,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	152.3600	137.12	204,035	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 1996 Heated Area: 1488 HX Base Yr 1996



30738 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		89,775
TOTAL MARKET OB/XF VALUE		1,685
TOTAL LAND VALUE - MARKET		95,480
TOTAL MARKET VALUE		186,940
SOH/AGL Deduction		120,419
ASSESSED VALUE		66,521
TOTAL EXEMPTION VALUE	HX HB	41,521
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		186,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005632	CARPORT / 576 SQ	20,471	05/27/2026
B23728	CARPORT	11,244	06/01/2010
MH013431	MH MOVE-ON	0	03/01/2001
MHU95761	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/1652	5/05/1994	WD	Q	V		11,000

GRANTOR: WILLIS LYNWOOD & JANE
GRANTEE: HAWKINS RONALD & RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S31 E48 N31$.

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	0681	POLE SHED	0	100	26	18	468.00	SF	15.00	15.00	100	1998	1998	3	24	1,685	

LAND DESCRIPTION

TOTAL OB/XF 1,685

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	3.41	AC		1.00	1.00	1.00	28,000.00	28,000.00	95,480							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.41 Total Land Value: 95,480 Market: 0 Agricultural: 0 Common: 95,480 PRINTED 07/09/2026 BY SYS