LOT 1 2002 FLEET DW/MH
IN OR 1802/1894
MULBERRY LANDING 4 PB 5/53

MORGAN TOMMY B JR & LORRIE LEE
30618 CR 121
HILLIARD, FL 32046

2026

39-3N-23-2074-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

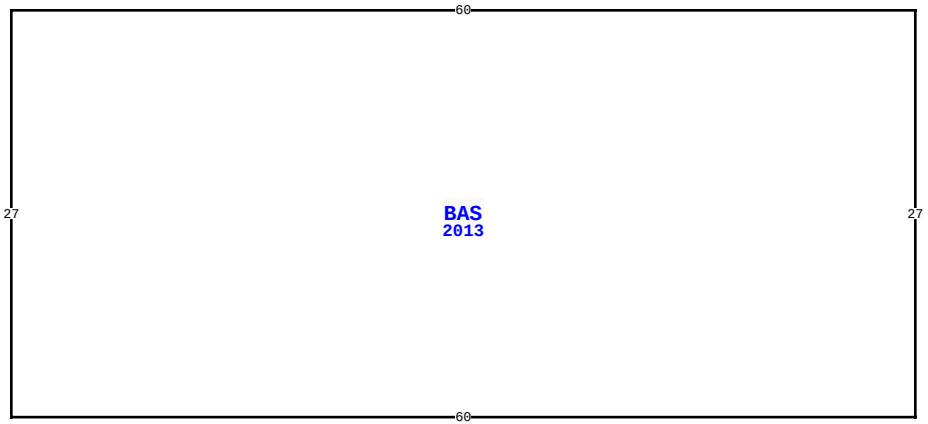
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2013	1,620	110,288
TOTALS	1,620			1,620	110,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.0800	121.57	196,943	2002	2007	0	0	0	44.00	56.00

2 M/H 94+ 100% - 2014 Heated Area: 1620 HX Base Yr 2014



30618 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		110,288
TOTAL MARKET OB/XF VALUE		26,097
TOTAL LAND VALUE - MARKET		58,000
TOTAL MARKET VALUE		194,385
SOH/AGL Deduction		94,039
ASSESSED VALUE		100,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,935
TOTAL JUST VALUE		194,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135493	MH MOVE-ON	0	08/01/2013
4427	NEW CONSTR	96,124	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1894	7/17/2012	WD	U	I	30	26,000
GRANTOR: HORNE TIMOTHY S ETAL						
GRANTEE: MORGAN TOMMY BUFORD						
0943/0966	8/04/2000	WD	Q	I		55,000
GRANTOR: SMITH ROLAND						
GRANTEE: HORNE TIMOTHY & ETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S27 E60 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	0510	GARAGE WD-	0	100	40	40	1,600.00	SF	35.00	35.00	100	1988	1988	3	20	11,200	
2	0754	FOP	0	100	32	8	256.00	SF	30.00	30.00	100	2016	2016	3	65	4,992	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
4	1242	WD DECK A	0	100	0	0	1,000.00	SF	10.00	10.00	100	2017	2017	3	70	7,000	

LAND DESCRIPTION

TOTAL OB/XF 26,097

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	1.45	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.45 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 07/09/2026 BY SYS