LOT 19 2001 FTWD DW
IN OR 652 PG 962
MULBERRY LANDING 4 PB 5/53

WILSON CARL B & MYRA J
30082 COUNTY ROAD 121
HILLIARD, FL 32046

2026

39-3N-23-2074-0019-0000

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	05	DRYWALL 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
Quality	04	Quality Level 04

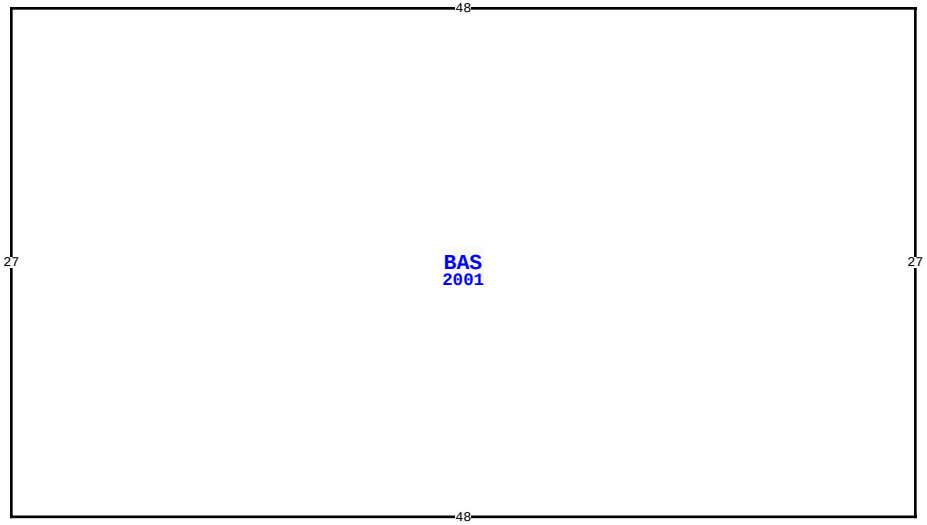
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2001	1,296	66,387
TOTALS	1,296			1,296	66,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	129.3600	116.42	150,880	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 0 Heated Area: 1296 HX Base Yr



30082 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		66,387
TOTAL MARKET OB/XF VALUE		101
TOTAL LAND VALUE - MARKET		45,600
TOTAL MARKET VALUE		112,088
SOH/AGL Deduction		62,898
ASSESSED VALUE		49,190
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,190
TOTAL JUST VALUE		112,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015083	NEW CONSTR	0	12/01/2001
3659	MH MOVE-ON	0	11/01/2001
5435	H/AC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0652/0962	3/24/1992	WD	Q	V		5,500

GRANTOR: WILLIS LYNWOOD & J T
GRANTEE: WILSON CARL & MYRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2005	2005	3	21	101	

LAND DESCRIPTION

TOTAL OB/XF 101

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	1.14	AC		1.00	1.00	1.00	40,000.00	40,000.00	45,600							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 1.14 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 07/09/2026 BY SYS