PT OF NE1/4 & SE1/4 OF
SEC 3-1N-23E IN OR 2421/225
ESMT OR 2267/164

BARRETT WAYNE S & HOLLY M/
19050 CR 121
HILLIARD, FL 32046

2023

03-1N-23-0000-0001-0050

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		N/A 100
Interior Floo	01	NONE 70
Interior Floo	09	PINE WOOD 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

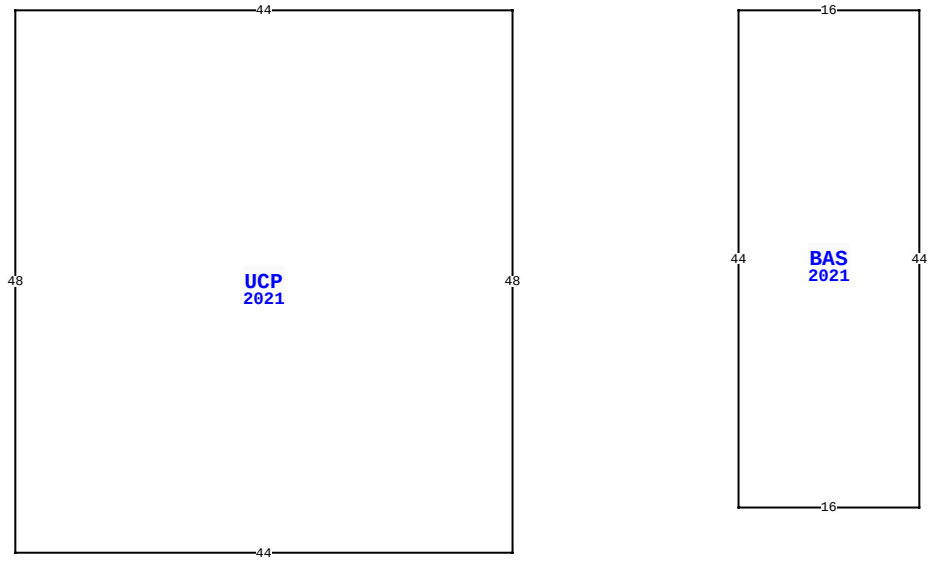
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	8,638
UCP	2,112	20	422	5,177
TOTALS	2,816		1,126	13,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,126	52.1520	12.52	14,098	2021	2021	0	0	0	2.00	98.00

1 BARNS – 0% - 2023 Heated Area: 704 HX Base Yr 2023



19050 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,758
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		318,000
TOTAL MARKET VALUE		326,602
SOH/AGL Deduction		0
ASSESSED VALUE		326,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,602
TOTAL JUST VALUE		492,758
NCON VALUE		145,696
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000927	CO ISSUED	0	01/18/2022
21017583	32*64DWMH	0	12/21/2021
21008819	36X21 GARAGE	38,767	07/06/2021
19003494	XFOB	0	04/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0225	10/10/2020	WD	Q	I	02	240,000
GRANTOR: ROQUE ANTHONY & GLEND						
GRANTEE: BARRETT WAYNE S & H						
2258/0069	2/14/2019	WD	Q	V	01	109,000
GRANTOR: CONNER CHAD C						
GRANTEE: ROQUE ANTHONY & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W44 S48 E44 N48$ PTR= E20 BAS=[YR=2021] E16 S44 W16 N44$ W20$.

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	005000	C	RURAL HOME	100			0.00	0.00	7.60	AC		1.00	1.00	1.00	19,000.00	19,000.00	144,400							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	7.10	AC		1.00	1.00	1.00	720.00	720.00	5,112							
3	006005	A	PAST/GRAZE	0			0.00	0.00	5.30	AC		1.00	1.00	1.00	440.00	440.00	2,332							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	12.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	173,600							

REVIEW DATE 05/12/2022 BY TWX Total Acres: 20.00 Total Land Value: 151,844 Market: 173,600 Agricultural: 7,444 Common: 144,400 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 & SE1/4 OF
SEC 3-1N-23E IN OR 2421/225
ESMT OR 2267/164

BARRETT WAYNE S & HOLLY M/
19050 CR 121
HILLIARD, FL 32046

2023

03-1N-23-0000-0001-0050

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 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	03	Quality Level 03

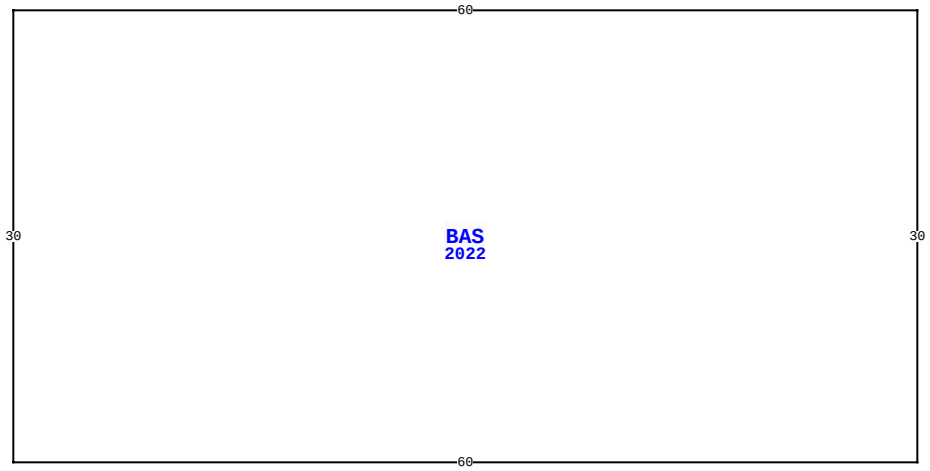
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	145,696
TOTALS	1,800		1,800	145,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.8000	81.76	147,168	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,758
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		318,000
TOTAL MARKET VALUE		326,602
SOH/AGL Deduction		0
ASSESSED VALUE		326,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,602
TOTAL JUST VALUE		492,758
NCON VALUE		145,696
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0225	10/10/2020	WD	Q	I	02	240,000
GRANTOR: ROQUE ANTHONY & GLEND						
GRANTEE: BARRETT WAYNE S & H						
2258/0069	2/14/2019	WD	Q	V	01	109,000
GRANTOR: CONNER CHAD C						
GRANTEE: ROQUE ANTHONY & GLE						

19050 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S30 E60 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2022 BY TWX Total Acres: 20.00 Total Land Value: 151,844 Market: 173,600 Agricultural: 7,444 Common: 144,400 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 & SE1/4 OF
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ESMT OR 2267/164

BARRETT WAYNE S & HOLLY M/
19050 CR 121
HILLIARD, FL 32046

2023

03-1N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

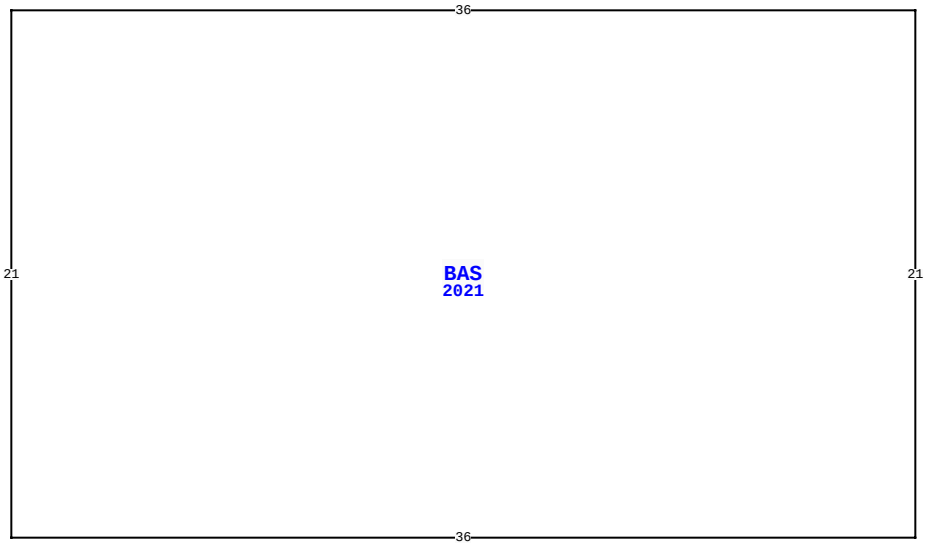
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	15,246
TOTALS	756		756	15,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	756	58.1900	20.37	15,400	2021	2021	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2023 Heated Area: 756 HX Base Yr 2023



19050 CR 121, HILLIARD

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XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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ASSESSED VALUE		326,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,602
TOTAL JUST VALUE		492,758
NCON VALUE		145,696
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0225	10/10/2020	WD	Q	I	02	240,000
GRANTOR: ROQUE ANTHONY & GLEND						
GRANTEE: BARRETT WAYNE S & H						
2258/0069	2/14/2019	WD	Q	V	01	109,000
GRANTOR: CONNER CHAD C						
GRANTEE: ROQUE ANTHONY & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 S21 E36 N21$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2022 BY TWX Total Acres: 20.00 Total Land Value: 151,844 Market: 173,600 Agricultural: 7,444 Common: 144,400 PRINTED 08/02/2023 BY SYS