

IN OR 2324/1849
PARCELS 2-2 & 5-12
EX 5-14

NITOWITZ RICHARD & VICKIE L/E/
24763 COUNTY ROAD 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,549	100	2,549	293,386
FGR	575	55	316	36,372
FOP	601	30	180	20,718
FUS	676	100	676	77,806
PTO	400	5	20	2,302
UOP	120	20	24	2,763
UOP	135	20	27	3,108
USP	375	30	112	12,891
TOTALS	5,431		3,904	449,345

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	895.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0351	CARPORT MT	0	100	32	20	640.00	SF	10.00	10.00	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	80.00	AC	
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.00	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	104.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,904	114.0300	135.41	528,641	2002	2002	0	0	15.00	85.00
1 SNGL FAM - 100% - 2003 Heated Area: 3225 HX Base Yr 2003											

24763 CR 121, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		449,345	
TOTAL MARKET OB/XF VALUE		12,448	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		535,168	
SOH/AGL Deduction		257,386	
ASSESSED VALUE		277,782	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		227,782	
TOTAL JUST VALUE		1,011,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006988	ROOF	21,650	05/30/2023
B23222	XF0B	0	01/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2324/1849	11/07/2019	QC	U	I	11
GRANTOR: NITOWITZ VICKIE L & R					
GRANTEE: DENMARK KATRINA L					
0961/1938	12/14/2000	PR	U	V	01
GRANTOR: THOMPSON TERESA & DAN					
GRANTEE: NITOWITZ VICKIE L					

BUILDING NOTES											
FGR=[YR=2002] W23 UOP=[YR=2009] N12 W8 USP=[YR=2009] W25 UOP=[YR=2009] W9 PTO=[YR=2002] W16 S15 BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 S19 D2 L2 S4 R2 D2 S2 E4 FOP=[YR=2002] S20 E62 N17 W5 S9 W52 N12 W5 \$E5 S12 E52 N9 E5 N14 E7 N18 W42 S10 W16 N10 \$ S10 E16 N25\$ S15 E9 N15\$ S15 E25 N15\$ S15 E8 N3 \$ S25 E23 N25 \$ PTR= E15 FUS=[YR=2002] E52 S13 W52 N13 \$W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	80.00	AC	
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.00	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	104.00	AC	