PT W1/2 OF NW1/4 SEC 3-2S-23E
IN OR 2573/1831

RABY KENNETH & ANN MARIE/
25171 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

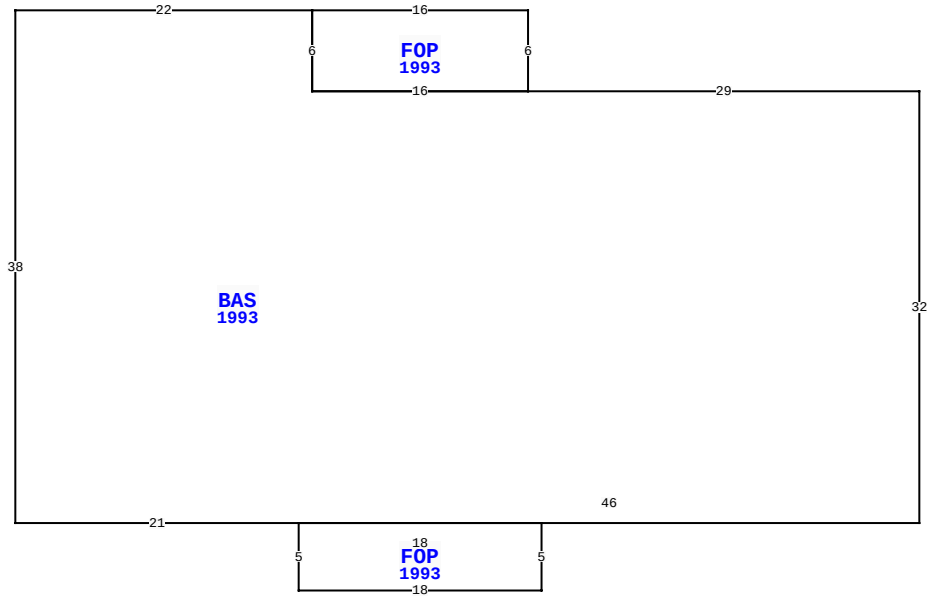
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	250,202
FOP	90	30	27	2,968
FOP	96	30	29	3,188
TOTALS	2,462		2,332	256,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	126.8120	150.59	351,176	1973	1988	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2023 Heated Area: 2276 HX Base Yr 2023



25171 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,358
TOTAL MARKET OB/XF VALUE		12,118
TOTAL LAND VALUE - MARKET		53,400
TOTAL MARKET VALUE		321,876
SOH/AGL Deduction		72,780
ASSESSED VALUE		249,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,096
TOTAL JUST VALUE		321,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006534	REPAIR/RRF	20,000	07/27/2020
6155	NEW CONSTR	10,500	08/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/1831	6/24/2022	WD	Q	I	01	405,500
GRANTOR: ROWELL DAVID WALTER						
GRANTEE: RABY KENENTH & ANN						
2335/1276	1/24/2020	SW	U	I	12	199,500
GRANTOR: CERTIFICATEHOLDERS CW						
GRANTEE: ROWELL DAVID WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FOP=[YR=1993] N6 W16 S6 E16$ W16 N6 W22 S38 E21 FOP=[YR=1993] S5 E18 N5 W 18$E 46 N 32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	
2	0812	CONCRETE C	0	100	0	0	1,960.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,273	
3	0200	BARN WD 0-	0	100	0	0	854.00	SF	20.00	20.00	100	1975	1975	3	20	3,416	
4	0681	POLE SHED	0	100	0	0	431.00	SF	15.00	15.00	100	2003	2003	3	36	2,327	
5	0812	CONCRETE C	0	100	0	0	278.00	SF	4.00	4.00	100	2001	2001	3	82	912	

LAND DESCRIPTION

TOTAL OB/XF 12,118

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,400							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 1.78 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 08/02/2023 BY SYS