TRACT 2
1983 SEVI SW & 1994 MERI DW
IN OR 1496/1364

HORTON ROGER L & BARBARA A/
25339 COUNTY ROAD 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

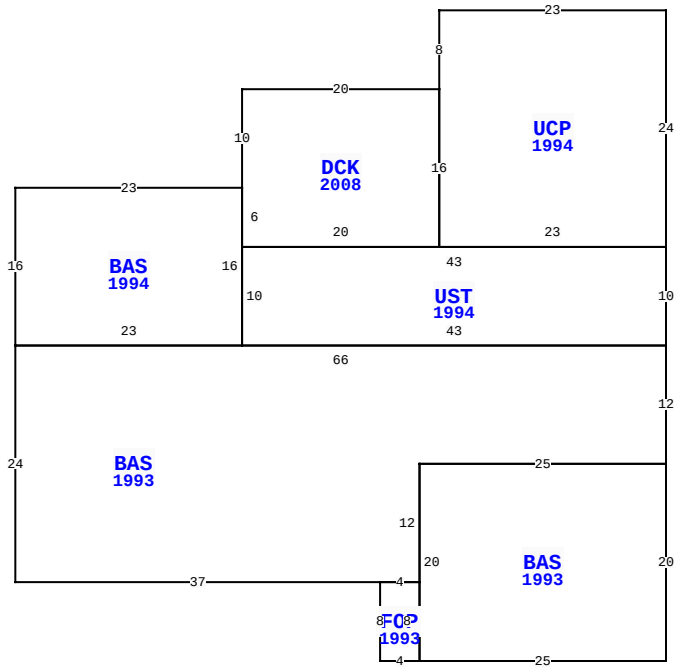
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	500	100	500	35,350
BAS	1,284	100	1,284	90,779
BAS	368	100	368	26,018
DCK	320	10	32	2,262
FOP	32	30	10	707
UCP	552	20	110	7,777
UST	430	45	194	13,716
TOTALS	3,486		2,498	176,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	101.1840	91.32	228,117	1974	1974	0	0	0	22.58	77.42

1 SINGLE FAM – 100% - 0 Heated Area: 2152 HX Base Yr



25339 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		234,286
TOTAL MARKET OB/XF VALUE		22,492
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		446,778
SOH/AGL Deduction		218,195
ASSESSED VALUE		228,583
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		173,583
TOTAL JUST VALUE		446,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013412	MH MOVE-ON	0	02/01/2001
94338	MH MOVE-ON	1,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1364	5/03/2007	WD	U	I	01	100
GRANTOR: HORTON PRESSON BARBAR						
GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W23 S8 DCK=[YR=2008] W20 S10 BAS=[YR=1994] W23 S16 BAS=[YR=1993] S24 E37 FOP=[YR=1993] S8 E4 BAS=[YR=1993] E25 N20 W25 S20 $ N8 W4 $ E4 N12 E25 N12 UST=[YR=1994] N10 W43 S10 E43$ W66$ E23 N16$ S6 E20 N16$ S16 E23 N24$.

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	0810	CONCRETE A	0	100	80	5	400.00	SF	6.50	6.50	100	1988	1988	3	57	1,482	
2	0510	GARAGE WD-	0	100	50	20	1,000.00	SF	24.85	24.85	100	1960	1960	3	20	4,970	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
4	0510	GARAGE WD-	0	100	27	12	324.00	SF	35.00	35.00	100	1985	1985	3	20	2,268	
5	0681	POLE SHED	0	100	50	10	500.00	SF	15.00	15.00	100	1980	1980	3	20	1,500	
6	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
8	1242	WD DECK A	0	100	15	9	135.00	SF	10.00	10.00	100	2003	2003	3	22	297	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
10	0820	WOOD WALK	0	100	17	4	68.00	SF	11.75	11.75	100	2003	2003	3	40	320	
11	0752	USP	0	100	10	9	90.00	SF	11.25	11.25	100	2003	2003	3	36	365	

TOTAL OB/XF 15,900

LAND DESCRIPTION

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	SFR	100	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

TRACT 2
1983 SEVI SW & 1994 MERI DW
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25339 COUNTY ROAD 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS

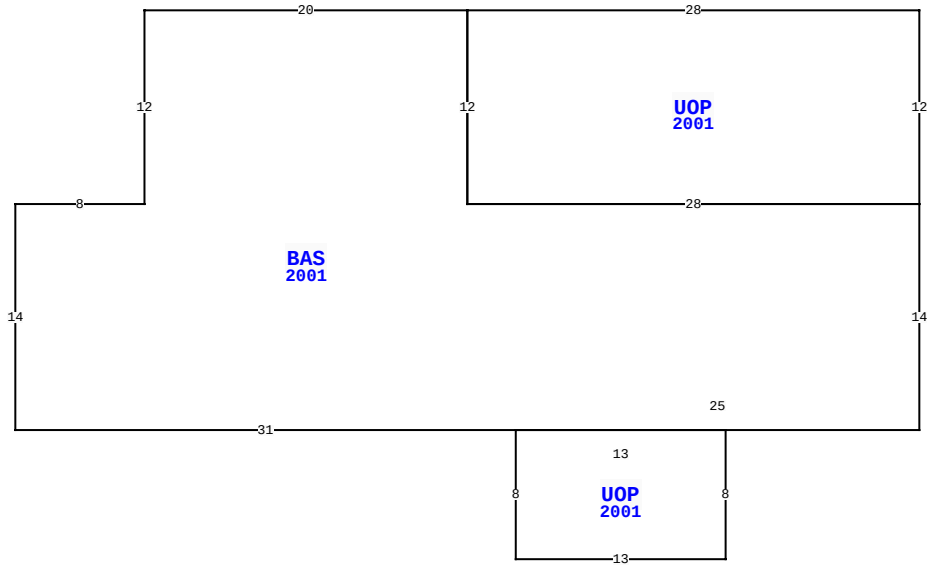
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,024	100	1,024	16,893
UOP	104	25	26	429
UOP	336	25	84	1,386
TOTALS	1,464		1,134	18,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,134	84.6000	54.99	62,359	1983	1983	0	0	0	70.00	30.00

3 M/H 93- – 100% - 0 Heated Area: 1024 HX Base Yr



25339 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,286
TOTAL MARKET OB/XF VALUE		22,492
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		446,778
SOH/AGL Deduction		218,195
ASSESSED VALUE		228,583
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		173,583
TOTAL JUST VALUE		446,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1364	5/03/2007	WD	U	I	01	100
GRANTOR: HORTON PRESSON BARBAR						
GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W28 BAS=[YR=2001] W20 S12 W8 S14 E31
UOP=[YR=2001] S8 E13 N8 W13 $ E25 N14 W28 N12 $ S12 E28 N12
$.

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
12	0681	POLE SHED	0	0	9	8	72.00	SF	15.00	15.00	100	2008	2008	3	56	605	
13	0350	CARPORT WD	0	0	9	9	81.00	SF	13.00	13.00	100	2008	2008	3	40	421	
15	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340	
16	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2008	2008	3	56	3,226	

LAND DESCRIPTION

TOTAL OB/XF 6,592

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

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

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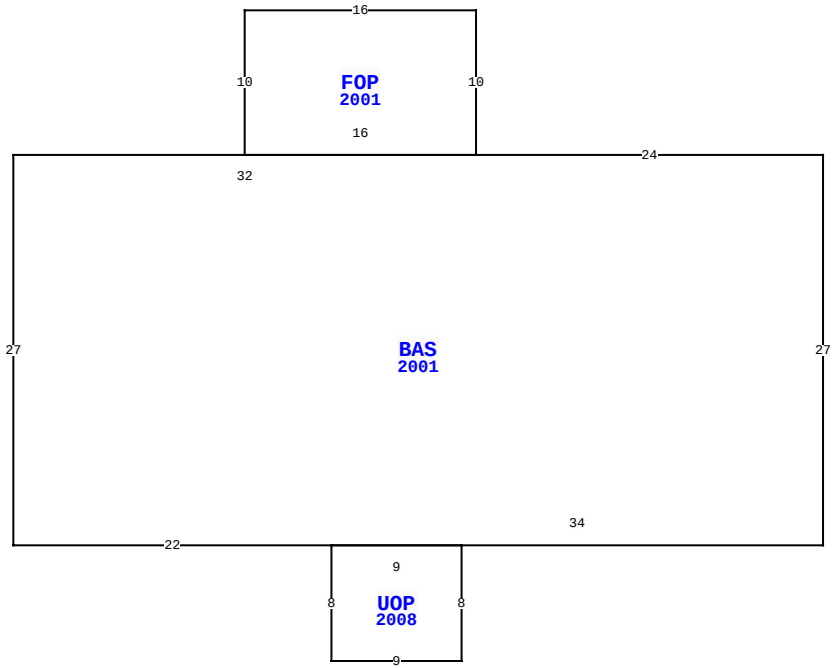
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	37,340
FOP	160	30	48	1,185
UOP	72	25	18	445
TOTALS	1,744		1,578	38,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,578	117.6000	82.32	129,901	1994	1994	0	0	0	70.00	30.00

4 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



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GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FOP=[YR=2001] N10 W16 S10 E16 $ W32 S27 E22 UOP=[YR=2008] S8 E9 N8 W9$ E34 N27$.

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 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS