

PT OF W1/2 OF NW1/4
IN OR 2358/975
EX 4-10

HARTLEY HOWARD III & CHRISTY/
25223 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0004-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6													
Exterior Wall	12	CEDAR 100	0900	01	3,008	106.5360	126.51	380,542	1989	1994	0	0	0	14.00	86.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 2100 HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 337,292												
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE 11,533												
Interior Floo	13	LVT/LAMNT 40														TOTAL LAND VALUE - MARKET 100,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 448,825												
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 117,887																									
Bedrooms	4	100	ASSESSED VALUE 330,938																									
Bathrooms	4	100	TOTAL EXEMPTION VALUE HX HB 50,000																									
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE 280,938																									
Stories	2.	100	TOTAL JUST VALUE 448,825																									
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 354,967																									
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	1,500	100	1,500	163,198																								
FUS	600	100	600	65,279																								
UOP	2,508	20	502	54,617																								
UOP	2,028	20	406	44,172																								
TOTALS 6,636 3,008 327,266					25223 CR 121, HILLIARD																							
EXTRA FEATURES					BLD DATE LGL DATE 06/16/2023 MLU																							
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													
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1989	1989	3	68	1,360													
5	0861	POOL GUNIT	0	100	13	26	338.00	SF 85.00	85.00	100	1995	1995	3	20	5,746													
6	0845	KOOL DECK	0	100	0	0	482.00	SF 7.25	7.25	100	1995	1995	3	72	2,516													
7	0940	SHEDS/PORT	0	100	11	10	110.00	SF 20.10	20.10	100	2002	2002	3	21	464													
9	0810	CONCRETE A	0	100	0	0	172.00	SF 6.50	6.50	100	2003	2003	3	84	939													
10	1242	WD DECK A	0	100	0	0	115.00	SF 5.00	5.00	100	2004	2004	3	24	138													
11	0810	CONCRETE A	0	100	0	0	64.00	SF 6.50	6.50	100	2007	2007	3	89	370													
TOTAL OB/XF 11,533																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000											
REVIEW DATE 11/23/2020 BY TWX Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																												

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