PT OF N1/2 OF NW1/4
CASE #13-CP-135 OR 1861/1488
EX R/W OR 246/647

DYAL KENNETH MYRON
24355 COUNTY ROAD 121
HILLIARD, FL 32046

2023

10-2N-23-0000-0007-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

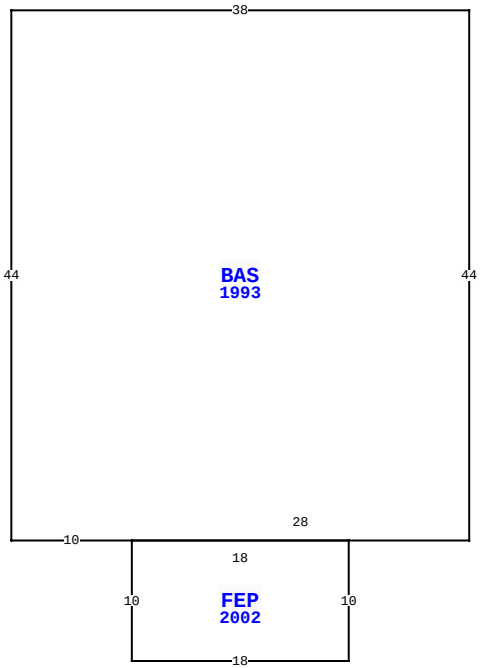
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	122,394
FEP	180	80	144	10,541
TOTALS	1,852		1,816	132,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	105.0000	94.76	172,084	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1672 HX Base Yr 2021



24355 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,935
TOTAL MARKET OB/XF VALUE		19,157
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		247,092
SOH/AGL Deduction		86,815
ASSESSED VALUE		160,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,277
TOTAL JUST VALUE		247,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210324	XFOB	2,499	10/01/2002
M993689	H/AC	0	01/04/1999
8335	XFOB	2,040	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S44 E10 FEP=[YR=2002] S10 E18N10W18$ E28 N44$.

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	0510	GARAGE WD-	0	100	0	0	741.00	SF	35.00	35.00	100	1975	1975	3	20	5,187	
2	0510	GARAGE WD-	0	100	54	22	1,188.00	SF	35.00	35.00	100	1975	1975	3	20	8,316	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	29	522	
4	0812	CONCRETE C	0	100	0	0	1,485.00	SF	4.00	4.00	100	2002	2002	3	83	4,930	
5	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	21	202	

LAND DESCRIPTION

TOTAL OB/XF 19,157

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 08/16/2018 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS