IN OR 2067/1265
(EX R/W OR 39/664)

PULWICZ GEORGE C & BERNICE/
24142 COUNTY ROAD 121
HILLIARD, FL 32046

2023

10-2N-23-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

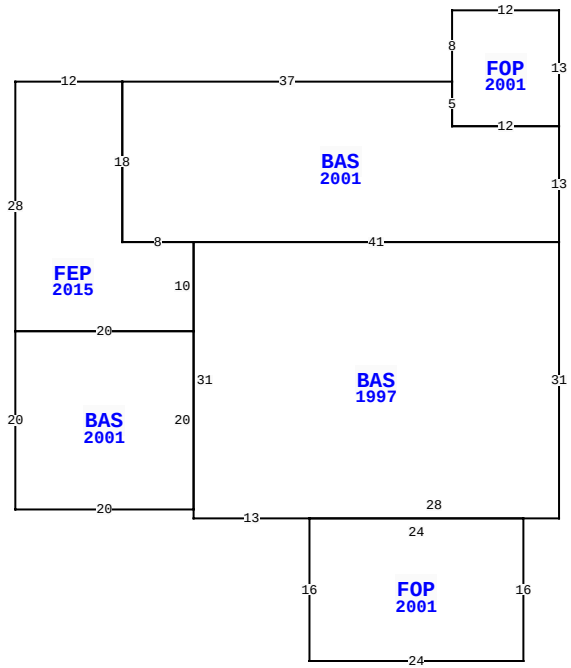
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,271	100	1,271	127,126
BAS	400	100	400	40,008
BAS	822	100	822	82,217
FEP	416	80	333	33,307
FOP	156	30	47	4,701
FOP	384	30	115	11,502
TOTALS	3,449		2,988	298,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,988	97.3746	115.63	345,502	1997	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2017 Heated Area: 2493 HX Base Yr 2017



24142 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,859
TOTAL MARKET OB/XF VALUE		12,938
TOTAL LAND VALUE - MARKET		78,600
TOTAL MARKET VALUE		390,397
SOH/AGL Deduction		176,995
ASSESSED VALUE		213,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,402
TOTAL JUST VALUE		390,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614890	REPAIR/RRF	12,000	03/31/2016
B16381	REMODEL	8,300	09/01/2005
E007527	ADDITION	1,500	12/01/2000
B97	NEW CONSTR	1,286	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/1265	8/24/2016	SW	U	I	12	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PULWICZ GEORGE C &						
2027/0935	2/08/2016	QC	U	I	11	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W12 S8 BAS=[YR=2001] W37 FEP=[YR=2015] W12 S28 BAS=[YR=2001] S20 E20 N20 W20 $ E20 N10 W8 N18 $ S18 E8 BAS=[YR=1997] S31 E13 FOP=[YR=2001] S16 E24 N16 W24 $ E28 N31 W41 $ E41 N13 W12 N5 $ S5 E12 N13 $.

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	1999	1999	3	84	2,940	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	2005	2005	3	87	2,126	
4	1127	BRICK 8"	0	100	0	0	218.00	SF	11.00	11.00	100	2006	2006	3	97	2,326	
9	0752	USP	0	100	15	15	225.00	SF	15.00	15.00	100	2012	2012	3	71	2,396	

LAND DESCRIPTION

TOTAL OB/XF 12,938

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	2.62	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,600							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 2.62 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 08/02/2023 BY SYS