

PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E PT OR 2428/626
(EX PT IN OR 1480/939) &

SORBER SHERRI L
22465 CR 121
HILLIARD, FL 32046

2023

10-2N-23-0000-0017-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	02 SHED 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100	392	8,622
BAS	1,076	100	1,076	23,668
FCP	210	25	52	1,144
FOP	354	30	106	2,332
UST	140	55	77	1,694

TOTALS	2,172	1,703	37,459
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0811	CONCRETE B	0	0	0	0	793.00	SF	5.20
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
7	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20
8	0940	SHEDS/PORT	0	0	8	10	80.00	SF	20.10
9	0940	SHEDS/PORT	0	0	8	10	80.00	SF	18.30
11	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00
12	0681	POLE SHED	0	0	10	30	300.00	SF	15.00
13	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.56

REVIEW DATE	08/14/2018	BY	TWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,703	112.8000	73.32	124,864	1965	1970	0	0	0 70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 1468											
HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	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
2	0811	CONCRETE B	0	0	0	0	793.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,041	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	38	760	
7	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20	5.20	100	2006	2006	3	88	3,487	
8	0940	SHEDS/PORT	0	0	8	10	80.00	SF	20.10	20.10	100	1995	1995	3	20	322	
9	0940	SHEDS/PORT	0	0	8	10	80.00	SF	18.30	18.30	100	1995	1995	3	20	293	
11	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1989	1989	3	59.5	17,136	
12	0681	POLE SHED	0	0	10	30	300.00	SF	15.00	15.00	100	1989	1989	3	20	900	
13	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	100	1984	1984	3	47	486	

TOTAL OB/XF									
25,425									

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6414	XFOB	1,027	04/18/1990
8002	MH MOVE-ON	18,500	12/11/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2428/0626	1/07/2021	PR	U	I	19	100	
GRANTOR: SORBER SHERRI L P/R 0							
GRANTEE: SORBER SHERRI L							
1957/0829	11/30/2014	QC	U	I	11	100	
GRANTOR: WILSON EVELENA							
GRANTEE: SORBER SHERRI LYNNE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W10 S5 FOP=[YR=1993] W7 BAS=[YR=1993] W45 S12 W7 S10BAS=[YR=1993] S12 E34 N8 W4 N4 W30 \$ E30 S4 E4 N4 E18 N22\$ S22 W18 S8 E25 FCP=[YR=1993] E10 N21 W10 S21\$ N30\$ S9 E10 N14\$.									

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