

TRACT 1
IN OR 1187/160
EDGINGTON SUB UNR

TIPTON LARRY J
23452 COUNTY ROAD 121
HILLIARD, FL 32046

2023

10-2N-23-1900-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 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		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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

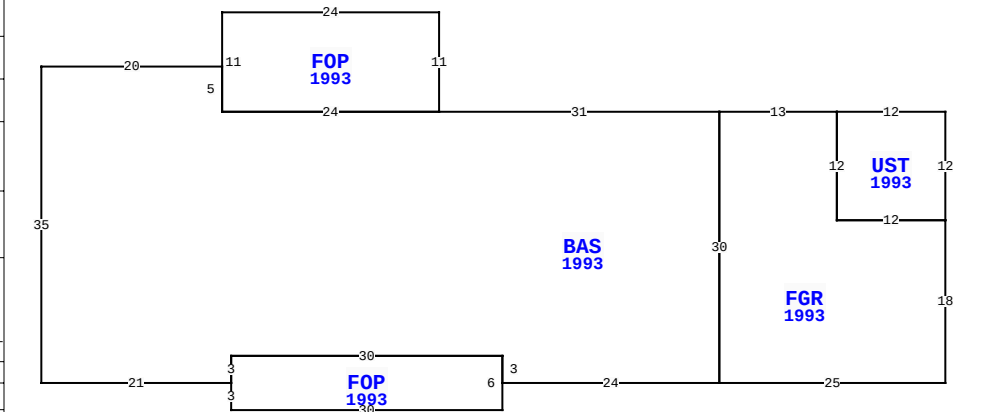
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,260	100	2,260	183,210
FGR	606	55	333	26,995
FOP	180	30	54	4,378
FOP	264	30	79	6,405
UST	144	45	65	5,269

TOTALS	3,454		2,791	226,255
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978
2	0861	POOL GUNIT	0 100	15	25	375.00	SF	85.00	85.00	100	1987
3	0845	KOOL DECK	0 100	3	94	282.00	SF	7.25	7.25	100	1987
4	0912	SCRN RM G	0 100	0	0	108.00	SF	20.00	20.00	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000110	C	SFR RURAL	100	0004	OR	0.00	0.00	2.03	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,791	89.5968	106.40	296,962	1978	1988	0	0	23.81	76.19
1 SNGL FAM - 100% - 1996 Heated Area: 2260 HX Base Yr 1996											



23452 CR 121, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE											
226,255											
TOTAL MARKET OB/XF VALUE											
9,461											
TOTAL LAND VALUE - MARKET											
60,900											
TOTAL MARKET VALUE											
296,616											
SOH/AGL Deduction											
157,405											
ASSESSED VALUE											
139,211											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
89,211											
TOTAL JUST VALUE											
296,616											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
265,160											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514363	REPAIR/RRF	11,990	04/15/2015
4162	N/A	7,700	06/10/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1187/0160	11/06/2003	QC	U	I	01	100	
GRANTOR: TIPTON LUANN C							
GRANTEE: TIPTON LARRY J							
0735/1072	8/02/1995	WD	Q	I		127,500	
GRANTOR: HUTTO ROBERT & SHERRY							
GRANTEE: TIPTON LARRY & LUAN							

BUILDING NOTES											
UST=[YR=1993] W12 FGR=[YR=1993] W13 BAS=[YR=1993] W31											
FOP=[YR=1993] N11 W24 S11 E24\$ W24 N5 W20 S35 E21											
FOP=[YR=1993] S3 E30 N6 W30 S3\$ N3 E30 S3 E24 N30\$ S30 E25											
N18 W12 N12\$ S12 E12 N12\$.											