

IN OR 1476/491
ESMT IN OR 726/1105

WAITE RONALD W & ISBILL-WAITE JENNIFER L
241965 CR 121
HILLIARD, FL 32046-7419

2023

14-4N-23-0000-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	600	100
BAS	210	100
UST	240	45
TOTALS	1,050	918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	918	65.5560	22.94	21,059	1962	1962	0	0	0 50.00	50.00
1 GARAGE RES - 100% - 2009 Heated Area: 810 HX Base Yr 2009											
30 UST 2000 16 16 15 14 14 20 20 30 30 BAS 1993 15 15 15 14 14 20 20 30											
TOTALS	1,050	918	10,530								

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										78,947		
TOTAL MARKET OB/XF VALUE										2,047		
TOTAL LAND VALUE - MARKET										30,000		
TOTAL MARKET VALUE										110,994		
SOH/AGL Deduction										63,615		
ASSESSED VALUE										47,379		
TOTAL EXEMPTION VALUE					HX HB					25,000		
BASE TAXABLE VALUE										22,379		
TOTAL JUST VALUE										110,994		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										93,120		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
1476/0491		2/02/2007		WD	U		I	05	75,000			
GRANTOR: SOUTHEASTERN BANK												
GRANTEE: WAITE RONALD W & JE												
1436/1959		8/14/2006		CT	U		I	14	100			
GRANTOR: CLERK OF COURT												
GRANTEE: SOUTHEASTERN BANK												
BUILDING NOTES												

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0681	POLE SHED	0 100	22 16	352.00	SF	15.00	15.00	100	1995	1995
2	0811	CONCRETE B	0 100	0 0	682.00	SF	5.20	5.20	100	1970	1970
TOTAL OB/XF 2,047											

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC	1.00
REVIEW DATE 01/14/2021 BY WWA											

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