



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,344	100	1,344	122,765
FGR	672	55	370	33,797
FSP	276	40	110	10,048
USP	160	30	48	4,384
TOTALS	2,452		1,872	170,993

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	128.9288	116.36	217,826	1973	1985	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1344 HX Base Yr 2023											
241934 CR 121, HILLIARD											
BLD DATE: 06/13/2023 MLU											
XF DATE: AG DATE:											
INC DATE:											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,249.00	SF	4.00	4.00	100	1980
2	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	1987
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	1982

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
TOTAL OB/XF 3,304											
3,304											
UNIT PRICE: 30,000.00 ADJ UNIT PRICE: 30,000.00 LAND VALUE: 30,000											
OTHER ADJUSTMENTS AND NOTES: YEAR: DENSITY: DECL: FRZ: YR: CONSRV:											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,993	
TOTAL MARKET OB/XF VALUE		3,304	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		204,297	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,297	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		154,297	
TOTAL JUST VALUE		204,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2559/0180	4/14/2022	WD	Q	I	01	250,000	
GRANTOR: LOWTHER CHAD							
GRANTEE: DEHART JASON LEE &							
2539/1476	2/02/2022	WD	U	I	30	114,000	
GRANTOR: PETTY JAMES GREGORY &							
GRANTEE: LOWTHER CHAD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 BAS=[YR=1993] W7 USP=[YR=1993] N10 W16 S10 E16\$ W41 S28 E20 FSP=[YR=1993] S12 E23 N12 W23\$ E28 N28\$ S28 E24 N28\$.											