



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,712	100	1,712	124,286
FGR	453	55	249	18,077
FOP	144	30	43	3,122
FSP	196	40	78	5,663
FST	88	55	48	3,485

TOTALS	2,593		2,130	154,631
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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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
3	0812	CONCRETE C	0 100	0	0	1,350.00	SF	4.00	4.00	100	1988
4	0940	SHEDS/PORT	0 100	8	9	72.00	SF	30.00	30.00	100	1989

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	2.76	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,130	106.8200	96.41	205,353	1988	1988	0	0	24.70	75.30
1 SINGLE FAM - 100% - 0											
Heated Area: 1712											
HX Base Yr											
23258 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 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		154,631	
TOTAL MARKET OB/XF VALUE		5,820	
TOTAL LAND VALUE - MARKET		82,800	
TOTAL MARKET VALUE		243,251	
SOH/AGL Deduction		119,386	
ASSESSED VALUE		123,865	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		73,865	
TOTAL JUST VALUE		243,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0322/0712	10/01/1980	MS	U	V		11,000	
GRANTOR:							
GRANTEE:							
0261/0617	3/01/1978	MD	Q	V		4,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W10 BAS=[YR=1993] W2 N1 W7 S1 W13 FSP=[YR=1993] N14 W14 S14 E14 \$ W42 S31 E29 FOP=[YR=1993] S4 E24 N4 FGR=[YR=1993] E21 N24 W4 S3 W17 S21\$ N2 W24 S2\$ N2 E24 N19 E11 N10\$ S10 E6 N3 E4 N7\$.											

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	2.76	AC	