IN OR 2459/1924

WEAVER WAYNE C & TRACY M
22636 CR 121
HILLIARD, FL 32046

2023

15-2N-23-0000-0009-0060

BUILDING CHARACTERISTICS

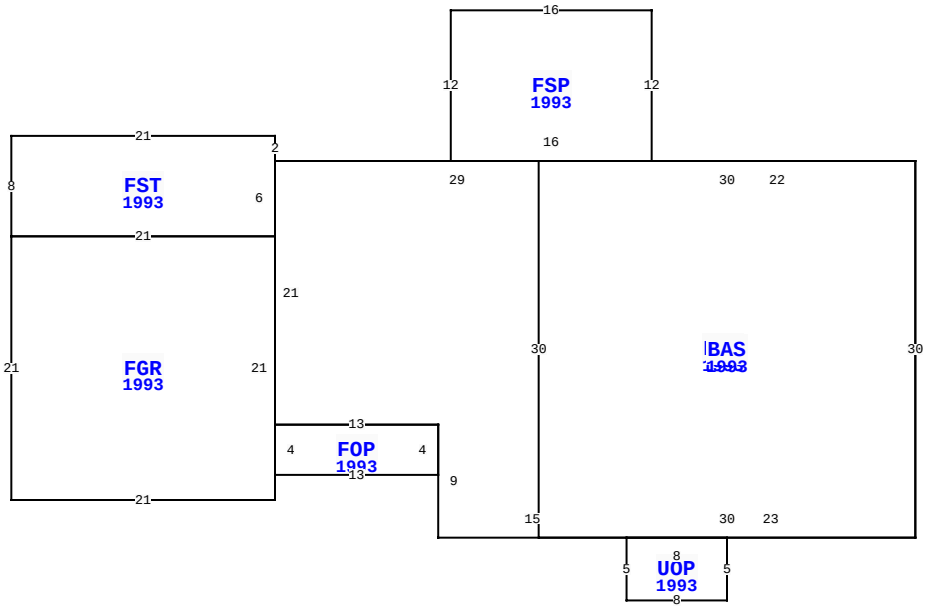
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	900	100	900	73,450
BAS	1,413	100	1,413	115,317
FGR	441	55	243	19,832
FOP	52	30	16	1,306
FSP	192	40	77	6,284
FST	168	55	92	7,509
UOP	40	20	8	653
TOTALS	3,206		2,749	224,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,749	93.3120	110.81	304,617	1980	1985	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 2022 Heated Area: 2313 HX Base Yr 2022



22636 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,350
TOTAL MARKET OB/XF VALUE		4,627
TOTAL LAND VALUE - MARKET		58,200
TOTAL MARKET VALUE		287,177
SOH/AGL Deduction		6,679
ASSESSED VALUE		280,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,498
TOTAL JUST VALUE		287,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008981	NEW METAL ROOF	20,000	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1924	5/03/2021	WD	Q	I	03	193,000
GRANTOR: SCABAROZI HARRY E IV						
GRANTEE: WEAVER WAYNE C & TR						
2451/0067	4/08/2021	FJ	U	I	11	100
GRANTOR: SCABAROZI HARRY III E						
GRANTEE: SCABAROZI HARRY E I						

BUILDING NOTES

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	100	28	25	700.00	SF	5.20	5.20	100	2000	2000	3	80	2,912	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W29 S21 E13 S9 E15 E23 N30 $
BAS=[YR=1993;ORIG=0,30] N30 W30 S30 E30 $
FGR=[YR=1993;ORIG=-72,6] S21 E21 N21 W21 $
FSP=[YR=1993;ORIG=-21,0] N12 W16 S12 E16 $
FST=[YR=1993;ORIG=-51,0] N2 W21 S8 E21 N6 $
FOP=[YR=1993;ORIG=-51,21] S4 E13 N4 W13 $
UOP=[YR=1993;ORIG=-23,30] S5 E8 N5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,627

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 1.94 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 08/02/2023 BY SYS