IN OR 1758/1020
EX 11-4 & 11-5

BROUGHTON BONNIE M &/TERRELL LINDA G (JTROS)
22488 CR 121
HILLIARD, FL 32046

2023

15-2N-23-0000-0011-0010

BUILDING CHARACTERISTICS

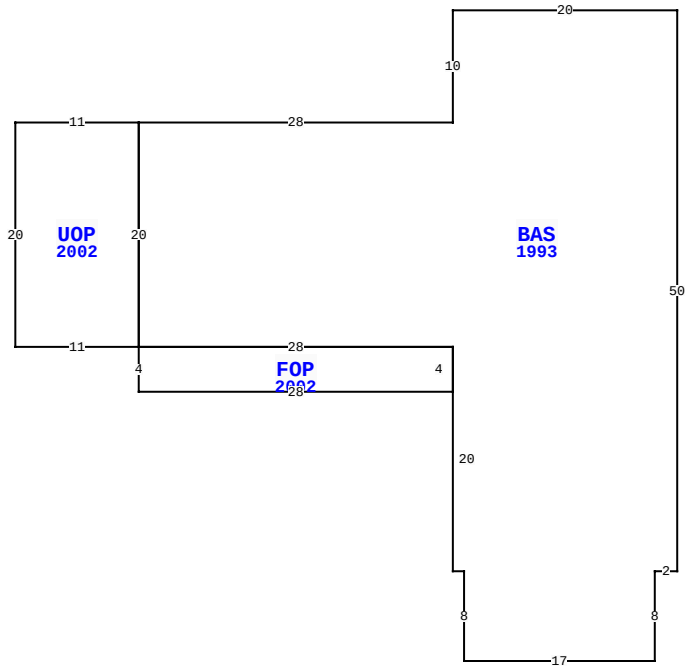
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,696	100	1,696	105,524
FOP	112	30	34	2,116
UOP	220	20	44	2,737
TOTALS	2,028		1,774	110,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	109.0000	98.37	174,508	1930	1955	0	0	0	36.75	63.25

1 SINGLE FAM – 100% - 0 Heated Area: 1696 HX Base Yr



22488 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,554
TOTAL MARKET OB/XF VALUE		3,262
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		202,416
SOH/AGL Deduction		115,814
ASSESSED VALUE		86,602
TOTAL EXEMPTION VALUE	HX HB DX SL	86,602
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003354	NEW ROOF	0	03/19/2021
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1758/1020	9/28/2011	QC	U	I	11	100
GRANTOR: BROUGHTON BONNIE M						
GRANTEE: BROUGHTON BONNIE M						
1606/0421	2/19/2009	QC	U	I	19	100
GRANTOR: BROUGHTON WALTER R						
GRANTEE: BROUGHTON BONNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S10 W28 UOP=[YR=2002] W11 S20 E11 N20$ S20
FOP=[YR=2002] S4 E28 N4 W28$ E28 S20 E1 S8 E17 N8 E2 N50$.

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	0510	GARAGE WD-	0	100	24	23	552.00	SF	17.50	17.50	100	1980	1980	3	20	1,932	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 3,262

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	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

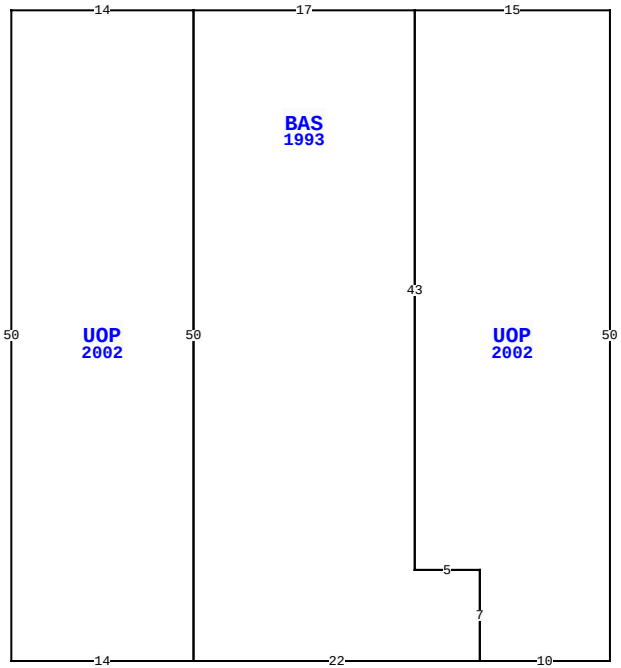
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 60
Interior Floo	03	CONC FINSH 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	885	100	885	5,439
UOP	700	20	140	861
UOP	715	20	143	879
TOTALS	2,300		1,168	7,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,168	51.2000	12.29	14,355	1976	1976	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 885 HX Base Yr



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1606/0421	2/19/2009	QC	U	I	19	100
GRANTOR: BROUGHTON WALTER R						
GRANTEE: BROUGHTON BONNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W15 BAS=[YR=1993] W17 UOP=[YR=2002] W14 S50 E14 N50$ S50 E22 N7 W5 N43$ S43 E5 S7 E10 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS