IN OR 2344/1620
ESMT OR 1880/749

CULVER MYKEL &/SIMMONS WILLIE JR
22526 CR 121
HILLIARD, FL 32046

2023

15-2N-23-0000-0011-0050

BUILDING CHARACTERISTICS

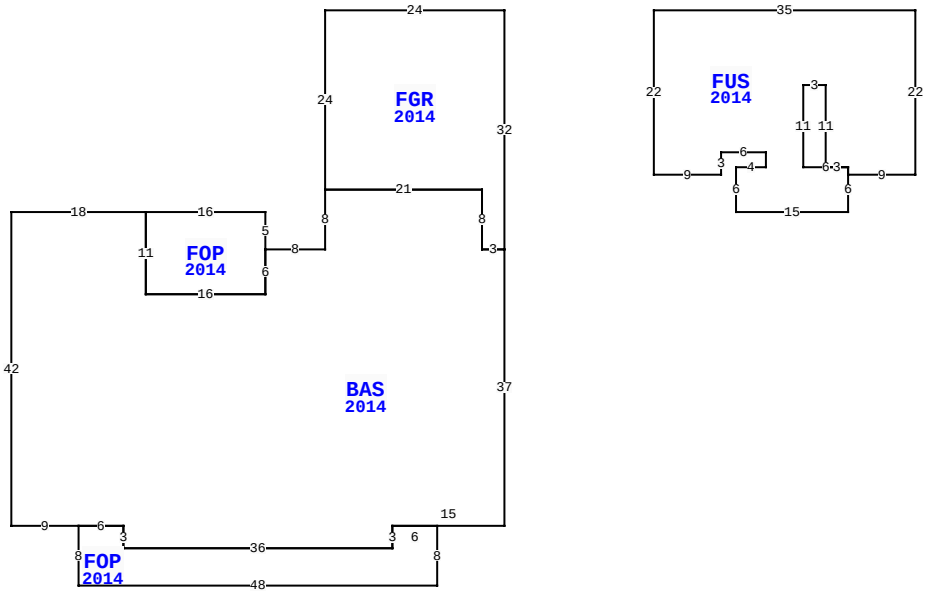
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,712	100	2,712	283,195
FGR	600	55	330	34,459
FOP	176	30	53	5,534
FOP	276	30	83	8,667
FUS	798	100	798	83,330
TOTALS	4,562		3,976	415,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,976	91.1250	108.21	430,243	2014	2014	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 3510 HX Base Yr 2021



22526 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	2014	2014	3	95	3,972	
2	0866	POOL FIBER	0	100	36	18	648.00	SF	72.00	72.00	100	2014	2014	3	70	32,659	
3	0845	KOOL DECK	0	100	0	0	789.00	SF	7.25	7.25	100	2014	2014	3	95	5,434	
4	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2016	2016	3	97	2,522	
6	0810	CONCRETE A	0	100	62	8	496.00	SF	6.50	6.50	100	2014	2014	3	95	3,063	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		422,843
TOTAL MARKET OB/XF VALUE		47,650
TOTAL LAND VALUE - MARKET		197,100
TOTAL MARKET VALUE		667,593
SOH/AGL Deduction		182,053
ASSESSED VALUE		485,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		435,540
TOTAL JUST VALUE		667,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632500	CARPORT	8,928	06/30/2016
B1632501	GARAGE	17,852	06/30/2016
B1429221	SWIM POOL	18,000	08/01/2014
E1428116	ELEC OTHER	0	08/01/2014
B1327730	NEW CONSTR	328,598	09/01/2013
E1326687	NEW CONSTR	0	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1620	3/02/2020	WD	Q	I	01	525,000
GRANTOR: BULGER JASON & CHASID						
GRANTEE: CULVER MYKEL & WILL						
1889/0753	11/14/2013	WD	U	V	11	100
GRANTOR: BULGER JASON & CHASID						
GRANTEE: BULGER JASON & CHAS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W24 S24 BAS=[YR=2014] S8 W8 FOP=[YR=2014] N5 W16 S11 E16 N6$ S6 W16 N11 W18 S42 E9 FOP=[YR=2014] S8 E48 N8 W6 S3 W36 N3 W6$ E6 S3 E36 N3 E15 N37 W3 N8 W21$ E21 S8 E3 N32$ PTR=E20 FUS=[YR=2014] E35 S22 W9 N1 W3 N11 W3 S11 E6 S6 W15 N6 E4 N2 W6 S3 W9 N22$ W20 $.

LAND DESCRIPTION

TOTAL OB/XF 47,650

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	13.14	AC		1.00	1.00	1.00	15,000.00	15,000.00	197,100							

REVIEW DATE 11/23/2020 BY TWX Total Acres: 13.14 Total Land Value: 197,100 Market: 0 Agricultural: 0 Common: 197,100 PRINTED 08/02/2023 BY SYS

IN OR 2344/1620
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HILLIARD, FL 32046

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

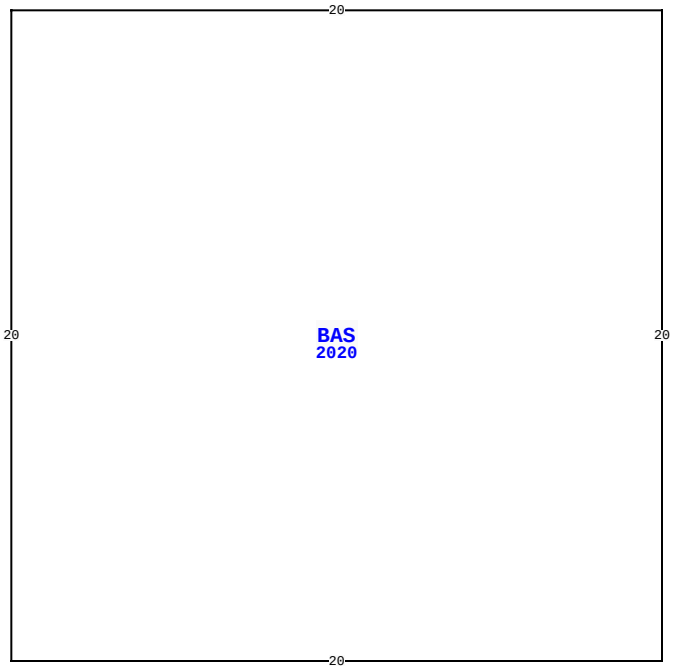
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	7,659
TOTALS	400		400	7,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	58.1900	20.37	8,148	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2021 Heated Area: 400 HX Base Yr 2021



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GRANTOR: BULGER JASON & CHASID						
GRANTEE: BULGER JASON & CHAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S20 E20 N20$.

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 11/23/2020 BY TWX Total Acres: 13.14 Total Land Value: 197,100 Market: 0 Agricultural: 0 Common: 197,100 PRINTED 08/02/2023 BY SYS