PT OF NW1/4 OF SE1/4
IN OR 1345/279

HUNT COREY T &/ROWE SUMMER
21796 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

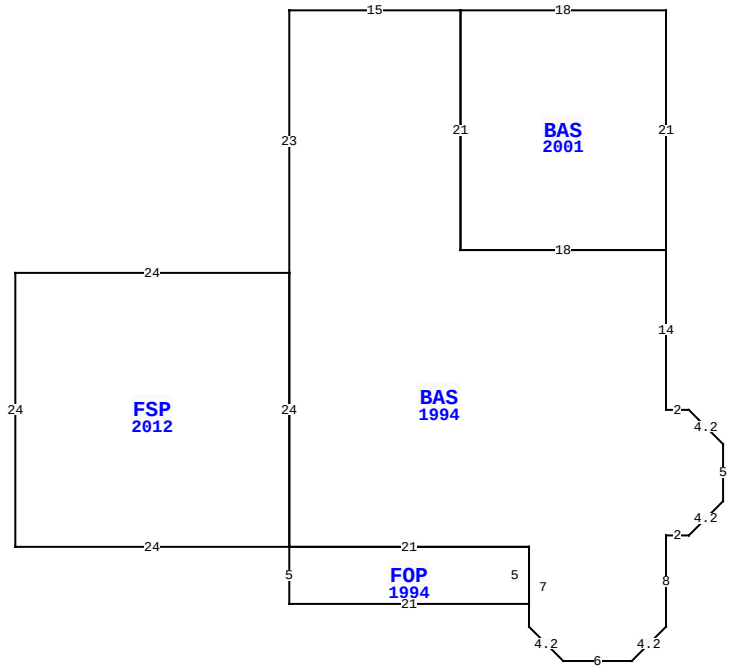
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	130,497
BAS	378	100	378	37,089
FOP	105	30	32	3,140
FSP	576	40	230	22,567
TOTALS	2,389		1,970	193,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	133.9750	120.91	238,193	1994	1995	0	0	0	18.85	81.15

1 SINGLE FAM – 100% - 2006 Heated Area: 1708 HX Base Yr 2006



21796 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,301
TOTAL MARKET OB/XF VALUE		8,881
TOTAL LAND VALUE - MARKET		66,600
TOTAL MARKET VALUE		301,782
SOH/AGL Deduction		154,569
ASSESSED VALUE		147,213
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,213
TOTAL JUST VALUE		301,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007222	ROOF	19,000	06/05/2023
21012759	ADDITION	175,068	09/22/2021
93376	NEW CONSTR	54,786	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0279	8/26/2005	WD	Q	I		175,000
GRANTOR: BLOUNT JAMES B III &						
GRANTEE: HUNT COREY T & SUMM						
0658/0911	5/18/1992	WD	Q	V		10,000
GRANTOR: CONNER DEBRA T						
GRANTEE: BLOUNT JAMES III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 BAS=[YR=1994] W15 S23 FSP=[YR=2012] W24 S24 E24 N24$ S24 FOP=[YR=1994] S5 E21 N5 W21 $ E21 S7 R3 D3 E6 R3 U3 N8 E2 U3 R3 N5 L3 U3 W2 N14 W18 N21 $ S21 E18 N21 $.

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
3	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	100	1996	1996	3	73	949	
4	0350	CARPORT WD	0	100	40	24	960.00	SF	13.00	13.00	100	2003	2003	3	22	2,746	
5	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2003	2003	3	22	915	
6	1242	WD DECK A	0	100	22	4	88.00	SF	10.00	10.00	100	2003	2003	3	22	194	
7	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	2018	2018	3	98	4,077	

LAND DESCRIPTION

TOTAL OB/XF 8,881

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	2.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,600							

REVIEW DATE 11/08/2022 BY WWX Total Acres: 2.22 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 08/02/2023 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

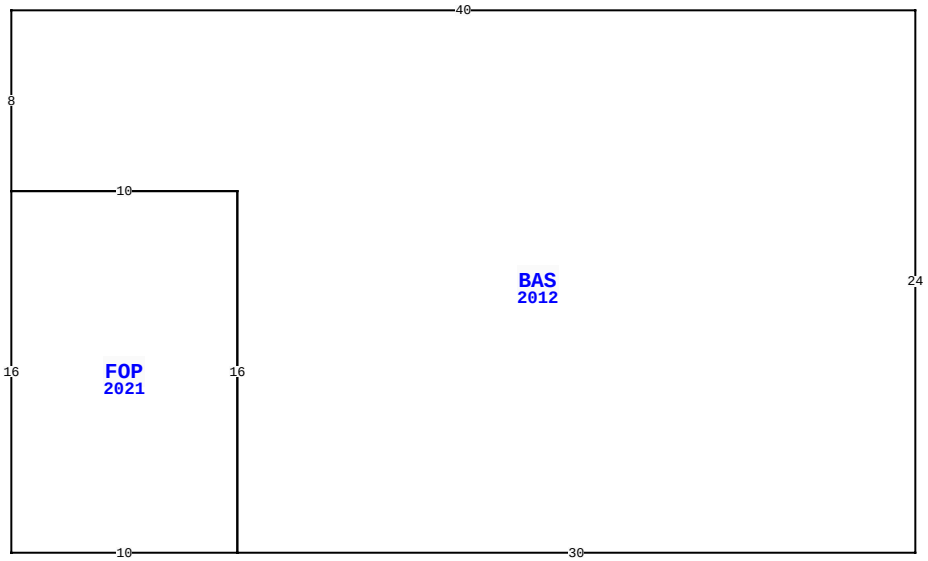
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	31,139
FOP	160	30	48	1,868
TOTALS	960		848	33,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	01	848	103.7300	49.27	41,781	2003	2003	0	0	0	21.00	79.00

2 STOR WAREH – 0% - 2006 Heated Area: 800 HX Base Yr 2006



21796 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0658/0911	5/18/1992	WD	Q	V		10,000
GRANTOR: CONNER DEBRA T						
GRANTEE: BLOUNT JAMES III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S8 FOP=[YR=2021] S16 E10 N16 W10$ E10 S16 E30 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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