

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	11	BD/BTN AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall		N/A	100	
Interior Floor	03	CONC FINSH	100	
Air Condition	99	N/A	100	
Heating Type		N/A	100	
Bedrooms		0	100	
Bathrooms		0	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	768	100	768	6,855
UOP	192	20	38	339
UUS	448	50	224	1,999
TOTALS	1,408		1,030	9,193

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2003					Heated Area: 768			HX Base Yr 2003			
21645 CR 121, HILLIARD										BLD DATE	
										XF DATE	
										INC DATE	
										LGL DATE	06/16/2023
										LAND DATE	MLU
										AG DATE	

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		203,481	
TOTAL MARKET OB/XF VALUE		18,099	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		316,580	
SOH/AGL Deduction		131,982	
ASSESSED VALUE		184,598	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		134,598	
TOTAL JUST VALUE		316,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/0573	9/17/2003	QC	U	I	07	100
GRANTOR: ALLEN RICHARD & NANCY						
GRANTEE: CONNER JOSHUA & FES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 S32 UOP=[YR=1993] S8 E24 N8 W24 \$ E24 N32\$ PTR=E15 UUS=[YR=1993] E14 S32 W14 N32\$ W15\$.	

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