N1/2 OF SE1/4
IN OR 2572/758

LOYA TAMMY LEE & PAUL ANTHONY/
21709 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0002-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

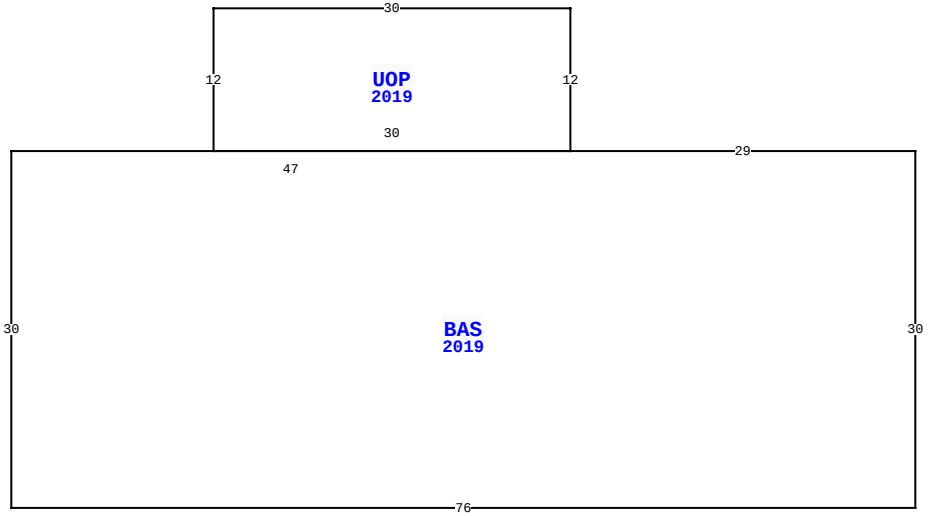
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	180,821
UOP	360	25	90	7,137
TOTALS	2,640		2,370	187,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,370	116.8000	81.76	193,771	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



21709 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,813
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		237,313
SOH/AGL Deduction		0
ASSESSED VALUE		237,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,313
TOTAL JUST VALUE		237,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006276	CO ISSUED	0	06/13/2019
19006257	GARAGE	29,238	06/12/2019
19003722	MH MOVE-ON	0	04/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0758	6/17/2022	WD	Q	I	01	298,000
GRANTOR: PEEPLES JAMES &						
GRANTEE: LOYA TAMMY LEE & PA						
2262/0558	3/12/2019	WD	Q	V	01	27,500
GRANTOR: PARKES REVOCABLE LIVI						
GRANTEE: PEEPLES JAMES & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 UOP=[YR=2019] N12 W30 S12 E30$ W47 S30 E76 N30$.

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 10/03/2019 BY TW Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS

N1/2 OF SE1/4
IN OR 2572/758

LOYA TAMMY LEE & PAUL ANTHONY/
21709 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0002-0160

NASSAU COUNTY PROPERTY

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

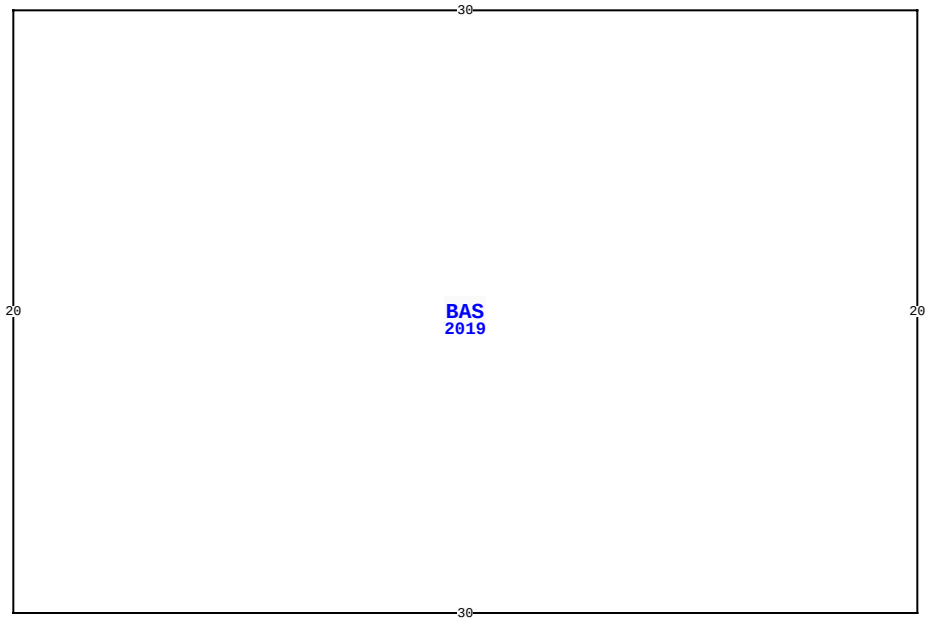
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	11,855
TOTALS	600		600	11,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	20.37	12,222	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023



21709 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		199,813
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		237,313
SOH/AGL Deduction		0
ASSESSED VALUE		237,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,313
TOTAL JUST VALUE		237,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0758	6/17/2022	WD	Q	I	01	298,000
GRANTOR: PEEPLES JAMES &						
GRANTEE: LOYA TAMMY LEE & PA						
2262/0558	3/12/2019	WD	Q	V	01	27,500
GRANTOR: PARKES REVOCABLE LIVI						
GRANTEE: PEEPLES JAMES & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S20 E30 N20$.

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

REVIEW DATE 10/03/2019 BY TW Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS