PT OF S1/2 OF NE1/4 &
PT OF N1/2 OF SE1/4 OF
SEC 22-2N-23E IN OR 2033/758

CONNER JOSHUA JR & VICTORIA/
21963 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

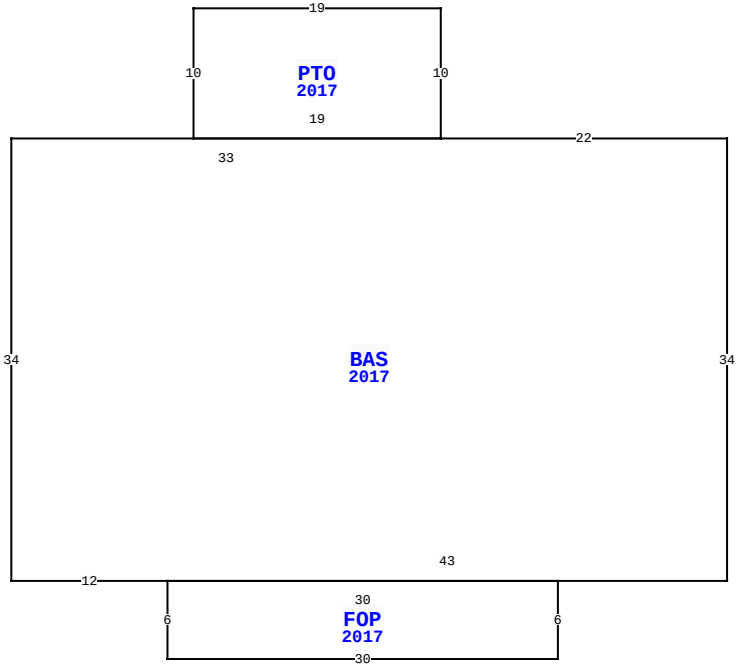
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	213,058
FOP	180	30	54	6,152
PTO	190	5	10	1,140
TOTALS	2,240		1,934	220,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	97.9020	116.26	224,847	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1870 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

21963 CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,997
TOTAL MARKET OB/XF VALUE		2,995
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		347,992
SOH/AGL Deduction		120,726
ASSESSED VALUE		227,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,266
TOTAL JUST VALUE		347,992
NCON VALUE		32,642
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003161	GARAGE	51,523	03/16/2021
B1632727	CO ISSUED	0	02/09/2017
B1632727	NEW CONSTR	219,048	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0758	3/07/2016	WD	U	V	11	100

GRANTOR: CONNER JOSHUA ALLEN

GRANTEE: CONNER JOSHUA JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 PTO=[YR=2017] N10 W19 S10 E19$ W33 S34 E12
FOP=[YR=2017] S6 E30 N6 W30$ E43 N34$.

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	576.00	SF	5.20	5.20	100	2022	2022	3	100	2,995	

LAND DESCRIPTION

TOTAL OB/XF 2,995

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 05/12/2022 BY TW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF NE1/4 &
PT OF N1/2 OF SE1/4 OF
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21963 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0002-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

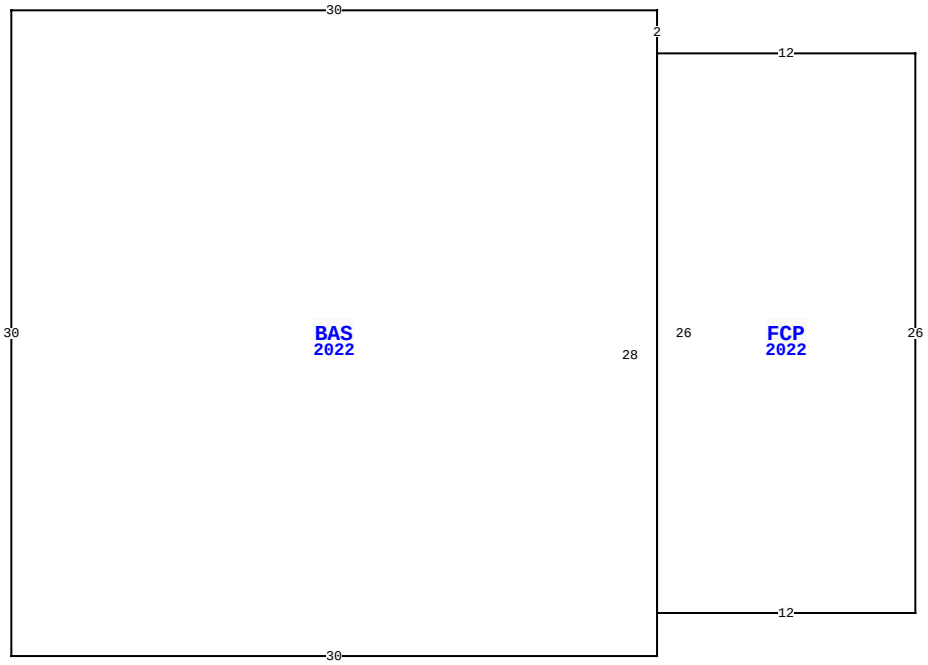
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	27,282
FCP	312	25	78	2,364
TOTALS	1,212		978	29,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	978	87.4800	30.62	29,946	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 900 HX Base Yr 2018



21963 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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 2 of 2 6

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GRANTOR: CONNER JOSHUA ALLEN

GRANTEE: CONNER JOSHUA JR &

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] N2 W30 S30 E30 N28$ S26 E12 N26$.

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 05/12/2022 BY TW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS