W1/2 OF E1/2 OF SW1/4 OF SE1/4
IN OR 2337/395
EX SR 121 R/W

JOHNSON KEVIN & PATRICIA A L/E/
21616 COUNTY ROAD 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

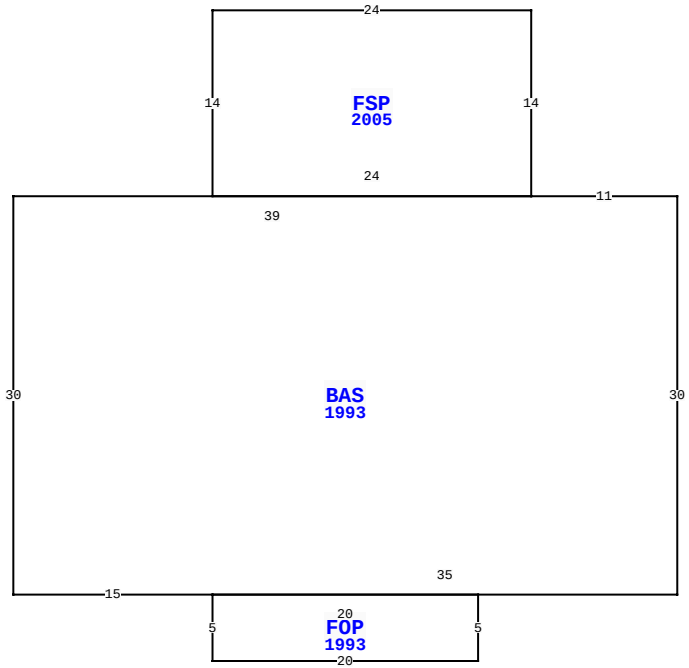
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	148,967
FOP	100	30	30	2,979
FSP	336	40	134	13,307
TOTALS	1,936		1,664	165,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	126.8450	114.48	190,495	1990	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 0 Heated Area: 1500 HX Base Yr



21616 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,254
TOTAL MARKET OB/XF VALUE		18,815
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		218,029
SOH/AGL Deduction		111,261
ASSESSED VALUE		106,768
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,768
TOTAL JUST VALUE		385,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6190	NEW CONSTR	53,103	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0395	1/31/2020	LE	U	I	11	100
GRANTOR: JOHNSON KEVIN D & PAT						
GRANTEE: JOHNSON CHRISTOPHER						
2334/0917	1/24/2020	QC	U	I	11	100
GRANTOR: JOHNSON KEVIN DEWAYNE						
GRANTEE: JOHNSON KEVIN D & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FSP=[YR=2005] N14W24S14 E24$ W39 S30 E15
FOP=[YR=1993] S5E20 N5 W20$ E35 N30$.

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	0510	GARAGE WD-	0	100	32	16	512.00	SF	26.95	26.95	100	1990	1990	3	20	2,760	
4	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	1997	1997	3	26	1,498	
5	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	1990	1990	3	62	2,115	
6	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00	20.00	100	2003	2003	3	36	12,442	

LAND DESCRIPTION

TOTAL OB/XF 18,815

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,960 Market: 171,000 Agricultural: 3,960 Common: 30,000 PRINTED 08/02/2023 BY SYS