LOT 24 E OF R/W
IN OR 673/477 R567674
CORNWALL SURVEY UTIL ESMT OR 236

RAY DOUGLAS E/LAND JUDY R
241819 COUNTY ROAD 121
HILLIARD, FL 32046

**2023**

**23-4N-23-2020-0024-0000**

## BUILDING CHARACTERISTICS

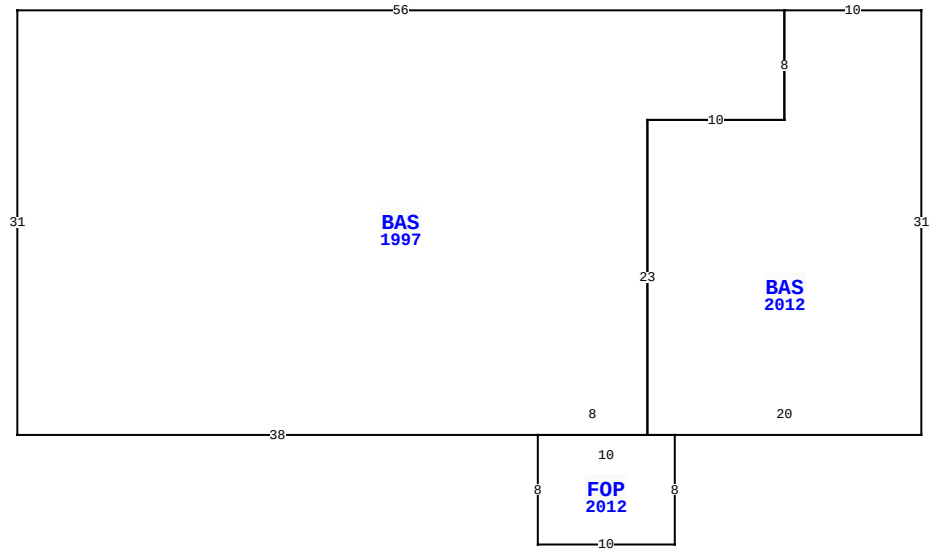
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,506 | 100 | 1,506 | 138,084 |
| BAS | 540 | 100 | 540 | 49,512 |
| FOP | 80 | 30 | 24 | 2,201 |
| TOTALS | 2,126 | | 2,070 | 189,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,070 | 120.5890 | 108.83 | 225,278 | 1997 | 2001 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 2046 HX Base Yr




241819 CR 121, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 210,806 |
| TOTAL MARKET OB/XF VALUE | | 14,222 |
| TOTAL LAND VALUE - MARKET | | 88,000 |
| TOTAL MARKET VALUE | | 313,028 |
| SOH/AGL Deduction | | 157,121 |
| ASSESSED VALUE | | 155,907 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 105,907 |
| TOTAL JUST VALUE | | 313,028 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,805 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B963376 | NEW CONSTR | 61,000 | 10/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0673/0477 | 1/06/1993 | WD | Q | V | | 12,500 |
| GRANTOR: DYAL DAVID L | | | | | | |
| GRANTEE: RAY DOUGLAS & JUDY | | | | | | |
| 0673/0476 | 1/06/1993 | QC | U | V | 06 | 100 |
| GRANTOR: WILSON EARL | | | | | | |
| GRANTEE: DYAL DAVID L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W10 BAS=[YR=1997] W56 S31 E38 FOP=[YR=2012] S8 E10 N8 W10$ E8 N23 E10 N8$ S8 W10 S23 E20 N31 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 21.30 | 21.30 | 100 | 1994 | 1994 | 3 | 20 | 818 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 11 | 12 | 132.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 23 | 455 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 132.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 69 | 2,915 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 40 | 20 | 800.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 77 | 3,203 | |
| 7 | 0751 | UOP | 0 | 100 | 16 | 8 | 128.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 27 | 346 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 14 | 10 | 140.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 701 | |
| 9 | 0681 | POLE SHED | 0 | 100 | 28 | 6 | 168.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 27 | 680 | |
| 10 | 0752 | USP | 0 | 100 | 20 | 14 | 280.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 1,848 | |
| 11 | 0752 | USP | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 660 | |
| 12 | 0753 | UEP | 0 | 100 | 20 | 10 | 200.00 | SF | 22.00 | 22.00 | 100 | 2005 | 2005 | 3 | 44 | 1,936 | |

TOTAL OB/XF 13,562

## LAND DESCRIPTION

| 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 | 3.52 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 88,000 | | | | | | | |

REVIEW DATE 09/14/2018 BY TWA Total Acres: 3.52 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS

LOT 24 E OF R/W
IN OR 673/477 R567674
CORNWALL SURVEY UTIL ESMT OR 236

RAY DOUGLAS E/LAND JUDY R
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HILLIARD, FL 32046

**2023**

**23-4N-23-2020-0024-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
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| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

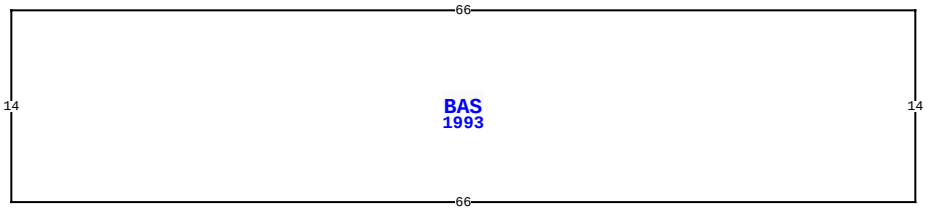
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 21,009 |
| TOTALS | 924 | | 924 | 21,009 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 116.6000 | 75.79 | 70,030 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr

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| 0673/0476 | 1/06/1993 | QC | U | V | 06 | 100 |
| GRANTOR: WILSON EARL | | | | | | |
| GRANTEE: DYAL DAVID L | | | | | | |

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

241819 CR 121, HILLIARD

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 0681 | POLE SHED | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 660 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $ .

## LAND DESCRIPTION

TOTAL OB/XF 660

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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