PT OF NW1/4
IN OR 548/1232 & OR 564/502
PARCELS 1-17 & 1-18

COLE BETTY JEAN/COLE JACK SIMS JR EST
241713 CR 121
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0170

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	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

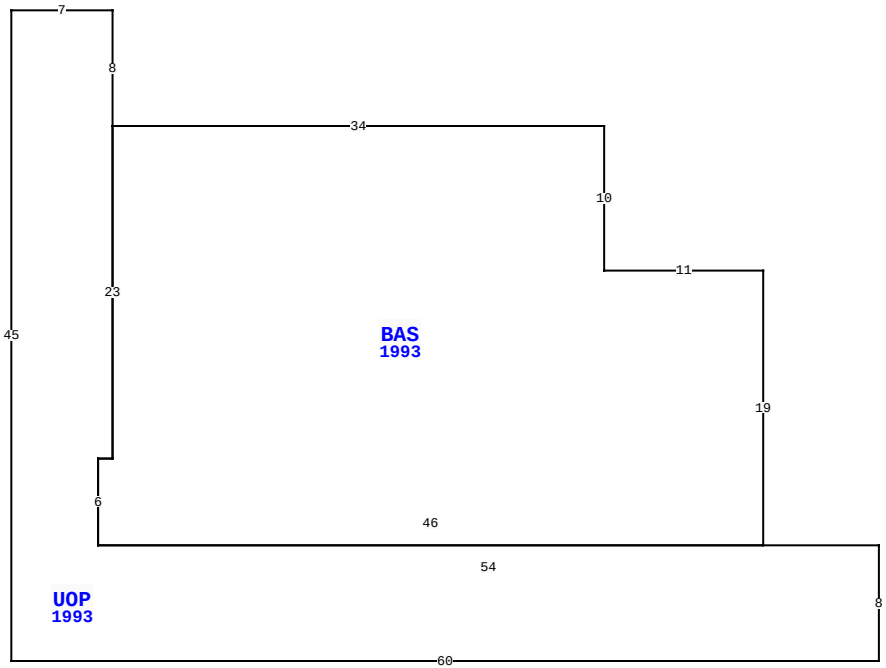
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100	1,201	90,578
UOP	733	20	147	11,086
TOTALS	1,934		1,348	101,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,348	103.1680	93.11	125,512	1975	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1992 Heated Area: 1201 HX Base Yr 1992



241713 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,665
TOTAL MARKET OB/XF VALUE		3,495
TOTAL LAND VALUE - MARKET		180,120
TOTAL MARKET VALUE		285,280
SOH/AGL Deduction		182,429
ASSESSED VALUE		102,851
TOTAL EXEMPTION VALUE	HX HB SL WX	102,851
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0548/1232	7/28/1988	WD	Q	V		16,500

GRANTOR: DAVIS WM P
GRANTEE: COLE JACK S JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UOP=[YR=1993] N8 W7 S45 E60 N8 W54 N6 E1 N23$ S23 W1 S6 E46 N19 W11 N10$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1991	1991	3	20	624	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	1981	1981	3	20	341	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	19.50	19.50	100	1991	1991	3	20	250	
4	0351	CARPORT MT	0	100	30	14	420.00	SF	10.00	10.00	100	1993	1993	3	20	840	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,495

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	9.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,120							

REVIEW DATE 09/14/2018 BY TWA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/02/2023 BY SYS