PT OF LOT 5
IN OR 2452/1954
MILLS CREEK FARMS OR 2223/225

SCHUMACHER CARL JR & AMANDA
20980 CR 121
HILLIARD, FL 32046

2023

27-2N-23-1303-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

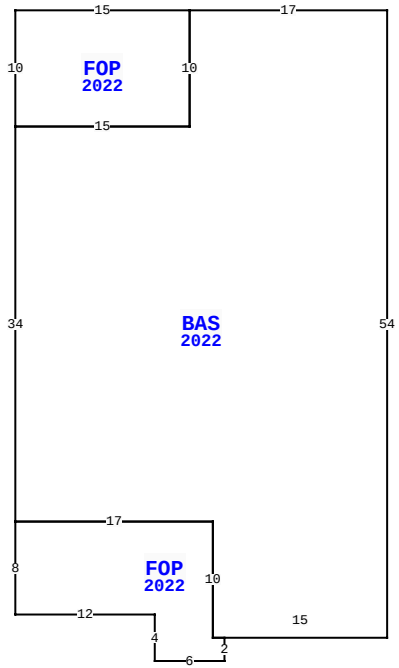
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	183,730
FOP	150	30	45	5,872
FOP	158	30	47	6,133
TOTALS	1,716		1,500	195,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,500	109.8846	130.49	195,735	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



20980 CR 121, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,735
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		197,600
TOTAL MARKET VALUE		393,335
SOH/AGL Deduction		50,490
ASSESSED VALUE		342,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,845
TOTAL JUST VALUE		393,335
NCON VALUE		195,735
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004174	CO ISSUED	0	06/06/2022
21007999	NEW CONSTR	191,576	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1957	4/14/2021	WD	U	V	37	50,000

GRANTOR: KING AMANDA J

GRANTEE: SCHUMACHER CARL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W15 S10 E15 N10$ S10 W15 S34 FOP=[YR=2022] S8 E12 S4 E6 N2 W1 N10 W17$ E17 S10 E15 N54$.

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

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			0.00	0.00	8.00	AC		1.00	1.00	1.30	19,000.00	24,700.00	197,600							

REVIEW DATE 09/15/2022 BY WW Total Acres: 8.00 Total Land Value: 197,600 Market: 0 Agricultural: 0 Common: 197,600 PRINTED 08/02/2023 BY SYS