LOT 12 IN OR 884/1721
ANDREWS ACRES PB 6/66

KNIGHT RICHARD A & KAREN J
241652 COUNTY ROAD 121
HILLIARD, FL 32046

2023

27-4N-23-0070-0012-0000

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
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

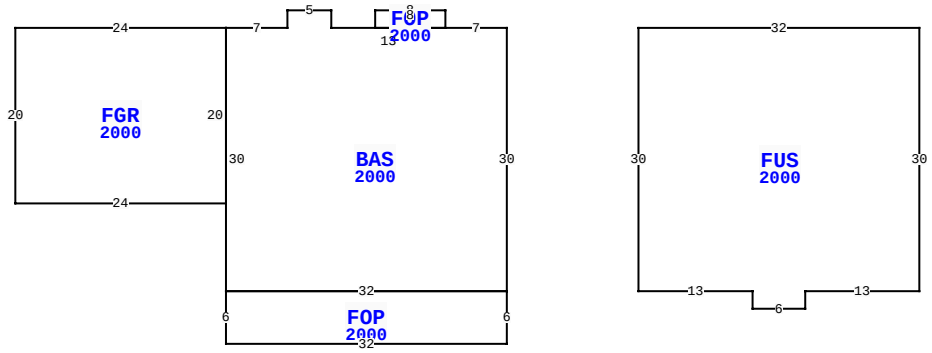
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	97,740
FGR	480	55	264	26,602
FOP	16	30	5	504
FOP	192	30	58	5,844
FUS	972	100	972	97,942
TOTALS	2,630		2,269	228,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	125.0970	112.90	256,170	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1942 HX Base Yr 2001



241652 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,632
TOTAL MARKET OB/XF VALUE		9,556
TOTAL LAND VALUE - MARKET		72,300
TOTAL MARKET VALUE		310,488
SOH/AGL Deduction		161,462
ASSESSED VALUE		149,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,026
TOTAL JUST VALUE		310,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412679	XFOB	0	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/1721	5/27/1999	WD	Q	V		18,500

GRANTOR: DUDLEY JOHNNY & DANIE

GRANTEE: KNIGHT RICHARD A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W7 FOP=[YR=2000] N2 W8 S2 E8 $ W13 N2 W5 S2 W7 FGR=[YR=2000] W24 S20 E24 N20$ S30 FOP=[YR=2000] S6 E32 N6 W32$ E32 N30$ PTR=E15 FUS=[YR=2000] E32 S30 W13 S2 W6 N2 W13N30$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,728.00	SF	4.00	4.00	100	2001	2001	3	82	5,668	
2	0681	POLE SHED	0	100	27	24	648.00	SF	15.00	15.00	100	2004	2004	3	40	3,888	

LAND DESCRIPTION

TOTAL OB/XF 9,556

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	2.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,300							

REVIEW DATE 09/14/2018 BY TWA Total Acres: 2.41 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 08/02/2023 BY SYS