LOT 17
ANDREWS ACRES PB 6/66

WHITAKER JOSHUA R & REBECCA M
241668 CR 121
HILLIARD, FL 32046

2023

27-4N-23-0070-0017-0000

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 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

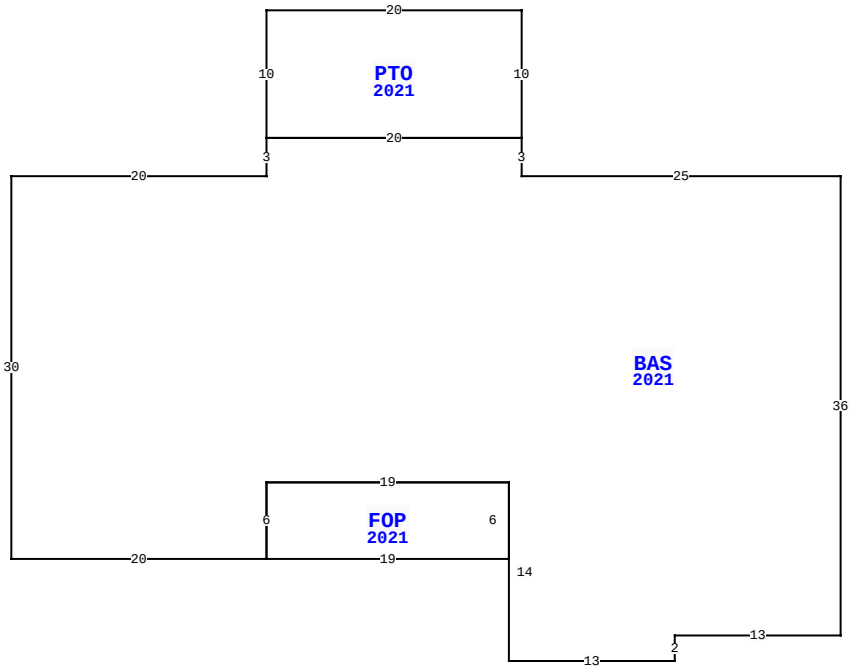
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	273,257
FOP	114	30	34	4,471
PTO	200	5	10	1,315
TOTALS	2,392		2,122	279,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	110.7400	131.50	279,043	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2078 HX Base Yr 2023



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

241668 CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,043
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,360
TOTAL MARKET VALUE		324,403
SOH/AGL Deduction		27,465
ASSESSED VALUE		296,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,938
TOTAL JUST VALUE		324,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017588	CO ISSUED	0	12/21/2021
21002162	NEW CONSTR	256,077	02/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/40	5/09/2023	WD	Q	I	01	425,000
GRANTOR: COMBS JEREMY D & KATR						
GRANTEE: WHITAKER JOSHUA R &						
2530/0140	1/13/2022	WD	Q	I	01	369,000
GRANTOR: BISHOP DAVID WAYNE JR						
GRANTEE: COMBS JEREMY D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 N3 PTO=[YR=2021] N10 W20 S10 E20$ W20 S3 W20 S30 E20 FOP=[YR=2021] E19 N6 W19 S6$ N6 E19 S14 E13 N2 E13 N36$.

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		OR	0.00	0.00	1.68	AC		1.00	1.00	0.90	30,000.00	27,000.00	45,360							

REVIEW DATE 08/09/2021 BY TW Total Acres: 1.68 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 08/02/2023 BY SYS