

PT SE1/4 OF SE1/4 OF
SEC 33-3N-23E IN OR 2050/1192
(EX OR 1745/700 & OR 2262/1720)

KING FAMILY TRUST/KING LETRICIA TRUSTEE
25802 CR 121
HILLIARD, FL 32046

2023

33-3N-23-0000-0003-0010



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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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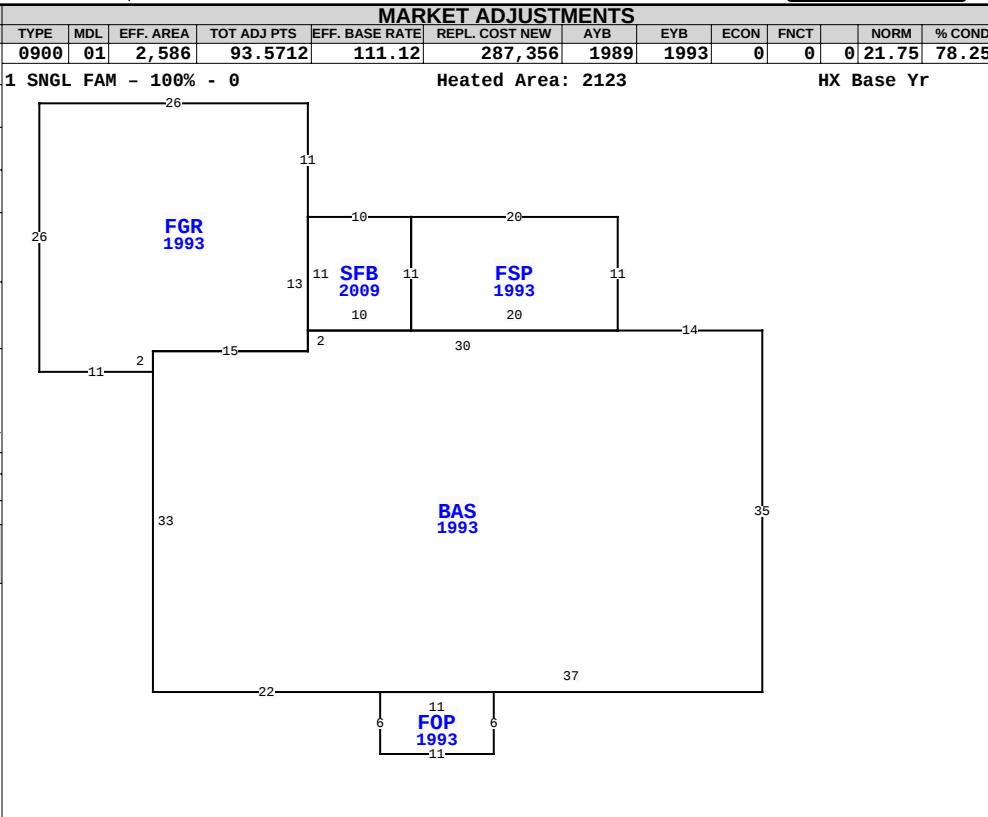
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2,035	176,946
FGR	646	55	355	30,868
FOP	66	30	20	1,739
FSP	220	40	88	7,652
SFB	110	80	88	7,652

TOTALS	3,077		2,586	224,856
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	17	11	187.00	SF	21.30	
3	0510	GARAGE WD-	0 100	0	0	1,110.00	SF	26.25	
4	0751	UOP	0 100	9	10	90.00	SF	10.00	
5	0751	UOP	0 100	9	30	270.00	SF	10.00	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
7	0810	CONCRETE A	0 100	21	23	483.00	SF	6.50	
8	0825	BRICK	0 100	10	17	170.00	SF	12.50	
9	0350	CARPORT WD	0 100	36	16	576.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00
2	005600	A	TIMBER 3 SI	0	0004		0.00	0.00	8.80
3	009910	M	MKT. VAL. AG	0	0004		0.00	0.00	8.80

REVIEW DATE	04/10/2019	BY	TWA
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25802 CR 121, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21.30	100	1985	1985	3	20	797	
26.25	100	1985	1985	3	20	5,828	
10.00	100	1985	1985	3	20	180	
10.00	100	1985	1985	3	20	540	
3,500.00	100	1989	1989	3	68	2,380	
6.50	100	1989	1989	3	59.5	1,868	
12.50	100	1991	1991	3	88	1,870	
6.50	100	2011	2011	3	55	2,059	

TOTAL OB/XF									
15,522									

Total Acres: 10.80	Total Land Value: 63,608	Market: 167,200	Agricultural: 3,608	Common: 60,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,856
TOTAL MARKET OB/XF VALUE		15,522
TOTAL LAND VALUE - MARKET		227,200
TOTAL MARKET VALUE		303,986
SOH/AGL Deduction		149,807
ASSESSED VALUE		154,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,179
TOTAL JUST VALUE		467,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24577	ADDITION	0	04/01/2011
5617	NEW CONSTR	3,200	01/06/1989
2828	H/AC	3,550	12/02/1988
4444	N/A	72,419	10/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2050/1192	5/18/2016	WD U	I	11	
GRANTOR: KING THOMAS E III & L					
GRANTEE: KING FAMILY TRUST					
0180/0626	1/01/1974	WD Q	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W14 FSP=[YR=1993] N11 W20 SFB=[YR=2009] W10					
FGR=[YR=1993] N11 W26 S26 E11 N2 E15 N13\$S11 E10 N11 \$S11					
E20\$ W30 S2 W15 S33 E22 FOP=[YR=1993] S6 E11 N6 W11\$ E37 N35					
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