

L/E OR 1318/1159  
IN OR 2157/576  
R433884 (EX 8-3)

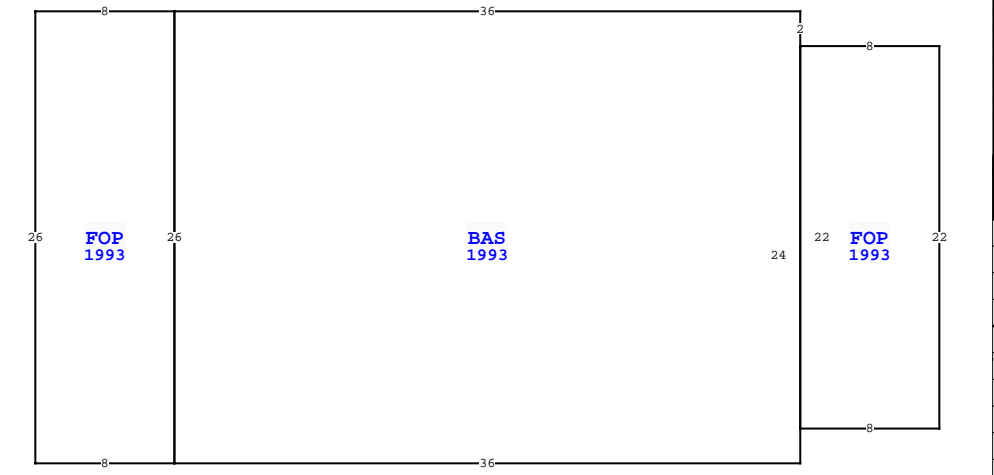
FINE JONATHAN & DODIE  
32307 COUNTY ROAD 121  
HILLIARD, FL 32046

2023

33-4N-23-0000-0008-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	01 NONE 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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,051	104.9400	94.71	99,540	1960	1960	0	0	22.75	77.25



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	936	100	936	68,481
FOP	176	30	53	3,878
FOP	208	30	62	4,536
TOTALS	1,320		1,051	76,895

32307 CR 121, HILLIARD

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

EXTRA FEATURES																
L N	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	0510	GARAGE WD-	0 100	20	16	320.00	SF	24.85	24.85	100	1965	1965	3	20	1,590	
2	0940	SHEDS/PORT	0 100	0	0	200.00	SF	30.00	30.00	100	2002	2002	3	21	1,260	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		76,895	
TOTAL MARKET OB/XF VALUE		2,850	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		109,745	
SOH/AGL Deduction		38,248	
ASSESSED VALUE		71,497	
TOTAL EXEMPTION VALUE	HX HB	46,497	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		109,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,422	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992554	MH MOVE-ON	0	01/02/1999
7432	MH MOVE-ON	16,543	08/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0576	10/13/2017	QC	U	I	11	100

GRANTOR: WARRINGTON BARBARA  
GRANTEE: FINE JONATHAN & DOD  
1318/1159 5/19/2005 QC U I 01 100  
GRANTOR: WATKINS LOIS L/E  
GRANTEE: WARRINGTON GERI & B

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=1993] W8 BAS=[YR=1993] N2 W36 FOP=[YR=1993] W8 S26 E8 N26\$ S26 E36 N24\$ S22 E8 N22\$.