PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2451/382

BROWN BERYLE W
241495 CR 121
HILLIARD, FL 32046

2023

33-4N-23-2020-0049-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

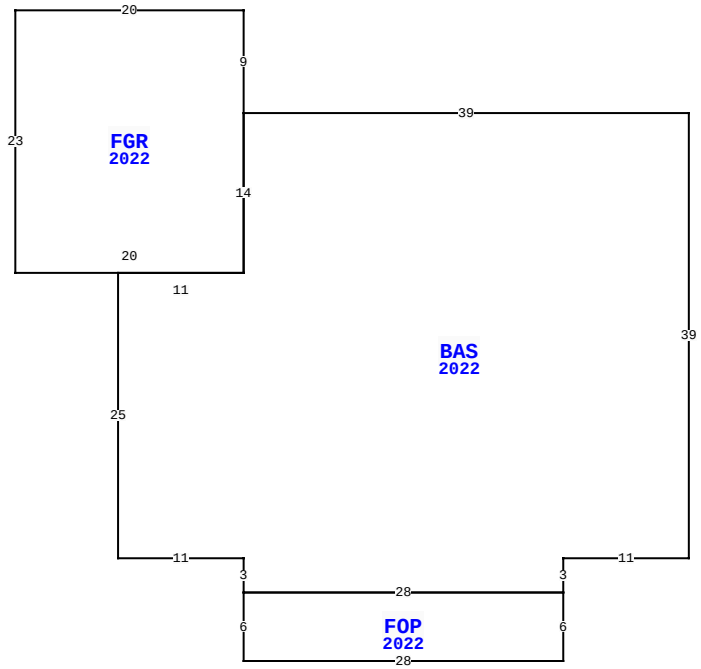
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	267,129
FGR	460	55	253	35,949
FOP	168	30	50	7,105
TOTALS	2,508		2,183	310,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	119.6580	142.09	310,182	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1880 HX Base Yr 2023



241495 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,182
TOTAL MARKET OB/XF VALUE		10,040
TOTAL LAND VALUE - MARKET		152,950
TOTAL MARKET VALUE		473,172
SOH/AGL Deduction		41,750
ASSESSED VALUE		431,422
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		376,422
TOTAL JUST VALUE		473,172
NCON VALUE		319,215
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017936	CO ISSUED	0	12/07/2022
21011735	NEW CONSTR	273,852	09/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/0382	3/18/2021	WD	U	V	11	100
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: BROWN BERYLE W						
2443/1757	3/18/2021	WD	Q	V	01	79,200
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: BROWN BERYL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W39 FGR=[YR=2022] N9 W20 S23 E20 N14$ S14 W11 S25 E11 S3 FOP=[YR=2022] S6 E28 N6 W28$ E28 N3 E11 N39$.

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
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2022	2022	3	100	2,340	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
6	0812	CONCRETE C	0	100	35	30	1,050.00	SF	4.00	4.00	100	2022	2022	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 10,040

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	8.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,950							

REVIEW DATE 12/19/2022 BY WW Total Acres: 8.05 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 08/02/2023 BY SYS