IN OR 1288/160
ESMT OR 893/1887
ESMT OR 1288/153

FULTON TYRESE
20312 COUNTY ROAD 121
HILLIARD, FL 32046

2023

34-2N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

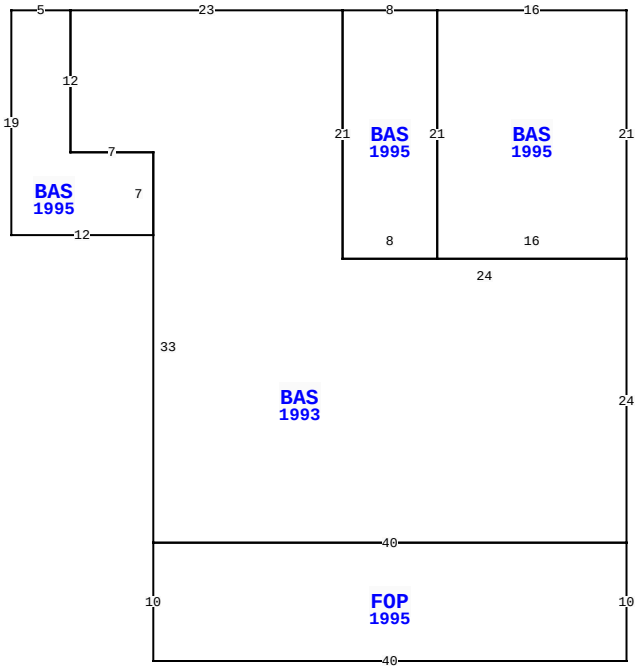
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 60
Interior Floo	02	MIN PLYWD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,380	100	1,380	74,758
BAS	144	100	144	7,801
BAS	168	100	168	9,101
BAS	336	100	336	18,202
FOP	400	30	120	6,501
TOTALS	2,428		2,148	116,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	90.9440	82.08	176,308	1938	1955	0	10	0	24.00	66.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2028 HX Base Yr 2005



20312 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: 6	Tax Dist:	
BUILDING MARKET VALUE		116,363
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		211,363
SOH/AGL Deduction		99,863
ASSESSED VALUE		111,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,500
TOTAL JUST VALUE		211,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951686	ADDITION	16,550	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1288/0160	1/18/2005	WD	U	I	21	145,000
GRANTOR: CRUMPLER ELIZABETH &						
GRANTEE: FULTON TARRANCE C S						
1072/1454	8/05/2002	WD	U	I	01	100
GRANTOR: TANNER ELIZABETH JOAN						
GRANTEE: CRUMPLER ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W8 BAS=[YR=1993] W23 BAS=[YR=1995] W5 S19 E12 N7 W7 N12$ S12 E7 S33 FOP=[YR=1995] S10 E40 N10 W40$ E40 N24 BAS=[YR=1995] N21 W16 S21 E16$ W24 N21$ S21 E8 N21$.

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	0007		0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS