PT OF SEC 34-4N-23E
IN OR 2066/404 & OR 2226/1692
UTIL ESMT OR 2281/71

MCCULLOUGH MARCUS ANTHONY
241611 CR 121
HILLIARD, FL 32046

2023

34-4N-23-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

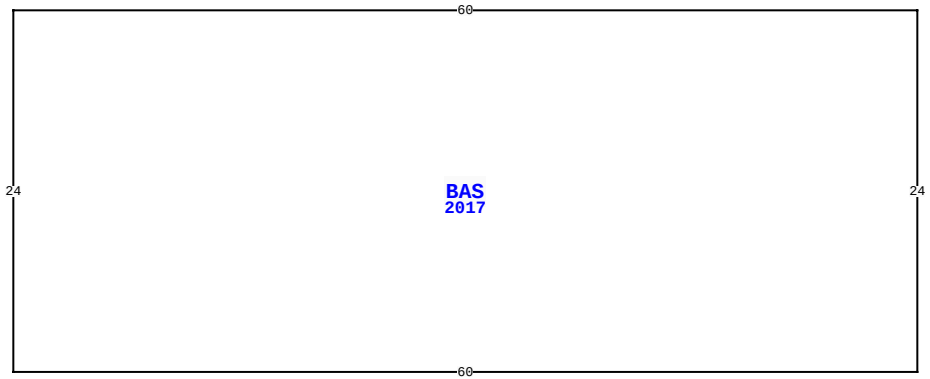
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	41,394
TOTALS	1,440		1,440	41,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	147.4200	95.82	137,981	1982	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



241611 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,394
TOTAL MARKET OB/XF VALUE		13,104
TOTAL LAND VALUE - MARKET		275,960
TOTAL MARKET VALUE		95,588
SOH/AGL Deduction		36,021
ASSESSED VALUE		59,567
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		34,567
TOTAL JUST VALUE		330,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002346	CO ISSUED	0	06/29/2017
1702346	MH MOVE-ON	0	04/12/2017
B1700270	GARAGE	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0228	11/12/2019	WD	U	I	11	100
GRANTOR: CANADAY CODY & BRANDY						
GRANTEE: MCCULLOUGH DOUGLAS						
2226/1692	9/27/2018	QC	U	V	11	100
GRANTOR: MCCULLOUGH DOUGLAS M						
GRANTEE: MCCULLOUGH MARCUS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S24 E60 N24$.

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
1	0680	POLE SHED	0	100	60	8	480.00	SF	10.00	10.00	100	2019	2019	3	93	4,464	
2	0940	SHEDS/PORT	0	100	32	10	320.00	SF	30.00	30.00	100	2019	2019	3	90	8,640	

LAND DESCRIPTION

TOTAL OB/XF 13,104

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	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	7.44	AC		1.00	1.00	1.00	550.00	550.00	4,092							
3	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	006005	A	PAST/GRAZE	0			0.00	0.00	7.95	AC		1.00	1.00	1.00	440.00	440.00	3,498							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	17.39	AC		1.00	1.00	1.00	14,000.00	14,000.00	243,460							

REVIEW DATE 07/14/2022 BY TWA Total Acres: 19.39 Total Land Value: 41,090 Market: 243,460 Agricultural: 8,590 Common: 32,500 PRINTED 08/02/2023 BY SYS