PT LOTS 23,24 & 25 IN
OR 1977/138
CORNWALL SURVEY OF

STONE DAVID & KIMBERLY
241576 CR 121
HILLIARD, FL 32046

2023

34-4N-23-2020-0024-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

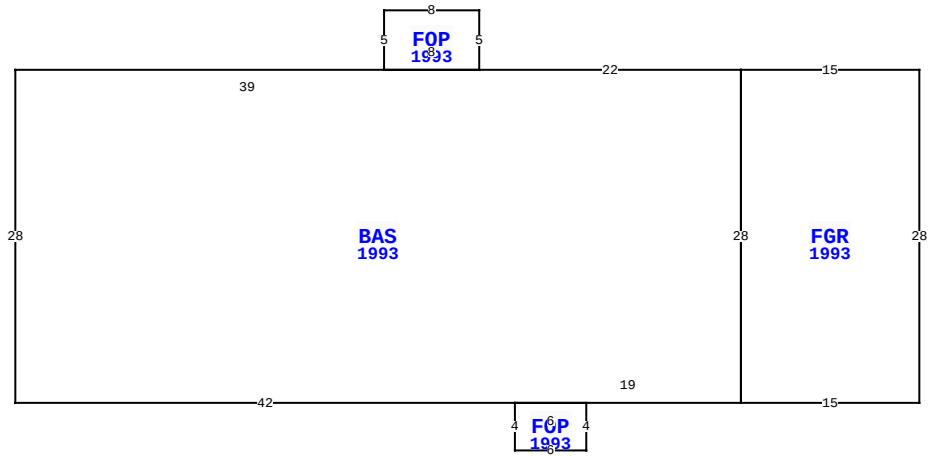
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	120,940
FGR	420	55	231	16,356
FOP	24	30	7	496
FOP	40	30	12	850
TOTALS	2,192		1,958	138,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	102.5570	92.56	181,232	1958	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1708 HX Base Yr 2016



241576 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		138,642
TOTAL MARKET OB/XF VALUE		8,415
TOTAL LAND VALUE - MARKET		120,650
TOTAL MARKET VALUE		267,707
SOH/AGL Deduction		146,561
ASSESSED VALUE		121,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,146
TOTAL JUST VALUE		267,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992524	MH MOVE-ON	0	01/01/1999
7600	MH MOVE-ON	13,000	12/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0138	4/24/2015	WD	Q	I	01	138,000
GRANTOR: HALL ROBERTA L						
GRANTEE: STONE DAVID & KIMBE						
1566/0422	5/13/2008	QC	U	I	01	12,000
GRANTOR: HALL RONALD J						
GRANTEE: HALL RONALD J & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W22 FOP=[YR=1993] N5 W8 S5 E8$ W39 S28 E42 FOP=[YR=1993] S4 E6 N4 W6$ E19 N28$ S28 E15 N28$.

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	0681	POLE SHED	0	100	20	28	560.00	SF	15.00	15.00	100	1985	1985	3	20	1,680	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	21	735	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,415

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	0004	OR	0.00	0.00	6.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	120,650							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 6.35 Total Land Value: 120,650 Market: 0 Agricultural: 0 Common: 120,650 PRINTED 08/02/2023 BY SYS