



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,276	100	2,276	261,574
FOP	90	30	27	3,103
FOP	96	30	29	3,333
TOTALS	2,462		2,332	268,010

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973
2	0812	CONCRETE C	0 100	0	0	1,960.00	SF	4.00	4.00	100	1987
3	0200	BARN WD 0-	0 100	0	0	854.00	SF	20.00	20.00	100	1975
4	0681	POLE SHED	0 100	0	0	431.00	SF	15.00	15.00	100	2003
5	0812	CONCRETE C	0 100	0	0	278.00	SF	4.00	4.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.78	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,332	126.8120	158.52	369,669	1973	1988	0	0	27.50	72.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2276											
HX Base Yr 2023											
BAS 1993											
FOP 1993											
FOP 1993											
25171 CR 121, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			268,010
TOTAL MARKET OB/XF VALUE			11,572
TOTAL LAND VALUE - MARKET			53,400
TOTAL MARKET VALUE			332,982
SOH/AGL Deduction			76,413
ASSESSED VALUE			256,569
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			206,569
TOTAL JUST VALUE			332,982
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006534	REPAIR/RRF	20,000	07/27/2020
6155	NEW CONSTR	10,500	08/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1831	6/24/2022	WD	Q	I	01	405,500	
GRANTOR: ROWELL DAVID WALTER							
GRANTEE: RABY KENENTH & ANN							
2335/1276	1/24/2020	SW	U	I	12	199,500	
GRANTOR: CERTIFICATEHOLDERS CW							
GRANTEE: ROWELL DAVID WALTER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 FOP=[YR=1993] N6 W16 S6 E16\$ W16 N6 W22 S38 E21 FOP=[YR=1993] S5 E18 N5 W 18\$E 46 N 32 \$.											