

HORTON ROGER L & BARBARA A/
25339 COUNTY ROAD 121
HILLIARD, FL 32046

03-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	17	CB STUCCO 70								0100	01	2,498	101.1840	96.12	240,108	1974	1974	0	0	0	23.00	77.00	VALUATION BY																								
Exterior Wall	05	AVERAGE 30								1 SINGLE FAM - 100% - 0														Heated Area: 2152								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																						Tax Group: 6								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								246,783															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								21,744															
Interior Floo	14	CARPET 90																						TOTAL LAND VALUE - MARKET								190,000															
Interior Floo	08	SHT VINYL 10																						TOTAL MARKET VALUE								458,527															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								220,264															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								238,263															
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								HX HB VX 55,000															
Bathrooms		2 100																						BASE TAXABLE VALUE								183,263															
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								458,527															
Stories	1.	1. 100																						NCON VALUE								0															
Units		0 100																						INCOME VALUE																							
BUD8 Adjustme	06	DIST 1D 100																						PREVIOUS YEAR MKT VALUE								446,778															
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	500	100	500	37,006																																											
BAS	1,284	100	1,284	95,032																																											
BAS	368	100	368	27,236																																											
DCK	320	10	32	2,369																																											
FOP	32	30	10	740																																											
UCP	552	20	110	8,141																																											
UST	430	45	194	14,358																																											
TOTALS		3,486		2,498	184,883																																										
EXTRA FEATURES										25339 CR 121, HILLIARD										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
L N	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	0810	CONCRETE A	0 100	80	5	400.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,417																																
2	0510	GARAGE WD-	0 100	50	20	1,000.00	SF	24.85	24.85	100	1960	1960	3	20	4,970																																
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715																																
4	0510	GARAGE WD-	0 100	27	12	324.00	SF	35.00	35.00	100	1985	1985	3	20	2,268																																
5	0681	POLE SHED	0 100	50	10	500.00	SF	15.00	15.00	100	1980	1980	3	20	1,500																																
6	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200																																
7	1242	WD DECK A	0 100	15	9	135.00	SF	10.00	10.00	100	2003	2003	3	21	284																																
8	0500	FP-PRE FAB	0 0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660																																
9	0820	WOOD WALK	0 100	17	4	68.00	SF	11.75	11.75	100	2003	2003	3	40	320																																
10	0752	USP	0 100	10	9	90.00	SF	11.25	11.25	100	2003	2003	3	32	324																																
LAND DESCRIPTION										TOTAL OB/XF										15,658																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	000100	C	SFR	100	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																														

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2024

[illegible]

TRACT 2
1983 SEVI SW & 1994 MERI DW
IN OR 1496/1364

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2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
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		
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	1,512	100	1,512	40,007
FOP	160	30	48	1,270
UOP	72	25	18	476
TOTALS	1,744		1,578	41,754

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,578	117.6000	88.20	139,180	1994	1994	0	0	0	70.00	30.00
4 M/H 94+ - 0% - 0												
Heated Area: 1512												
HX Base Yr												
16 10 FOP 2001 10 16 32 27 BAS 2001 27 34 9 8 UOP 2008 8 9												