

PT OF W1/2 OF NW1/4
IN OR 2664/1346
EX 4-10

WILLIAMS RAHEEM M & RHONDA M
25223 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,500	100	1,500	171,675
FUS	600	100	600	68,670
UOP	2,508	20	502	57,454
UOP	2,028	20	406	46,467

TOTALS	6,636	3,008	344,267
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0861	POOL GUNIT	0	100	13	26	338.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	482.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	
6	1242	WD DECK A	0	100	0	0	115.00	SF	5.00	5.00	
7	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.00	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,008	107.0880	133.86	402,651	1989	1994	0	0	0	14.50	85.50

1 SNGL FAM - 100% - 2024

Heated Area: 2100

HX Base Yr 2024

8

8

58

50

30

30

38

38

66

66

UOP

1993

BAS

1993

UOP

1993

50

50

12

12

50

50

FUS

1993

BLD DATE

LGL DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					354,042				
TOTAL MARKET OB/XF VALUE					10,933				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					464,975				
SOH/AGL Deduction					92,242				
ASSESSED VALUE					372,733				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					322,733				
TOTAL JUST VALUE					464,975				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					448,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012845	REPAIR/RRF	11,000	12/18/2019
E25698	REMODEL	0	12/01/2012
R10168	REPAIR/RRF	3,000	03/01/2007
B951612	SWIM POOL	13,650	01/01/1995
5785	NEW CONSTR	93,656	06/05/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2664/1346	8/22/2023	WD	Q	I	01	575,000			
GRANTOR: HARTLEY HOWARD III &									
GRANTEE: WILLIAMS RAHEEM M &									
2358/0975	5/01/2020	QC	U	I	11	5,000			
GRANTOR: FAIRCLOTH SABRINA L &									
GRANTEE: HARTLEY HOWARD III									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993;ORIG=-66,8] S38 E66 N38 W8 W58 \$									
UOP=[YR=2003;ORIG=0,0] W66 S8 E8 S30 E50 N30 E8 N8 \$									
BAS=[YR=1993;ORIG=-8,8] S30 W50 N30 E50 \$									
FUS=[YR=1993;ORIG=10,10] E50 S12 W50 N12 \$									
PTR=[ORIG=0,0] E15 W15 \$									

LAND DESCRIPTION										TOTAL OB/XF										10,933									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000												

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