PT OF SEC 3-2N-23E
IN OR 2546/918

KOLB MARK
25033 CR 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

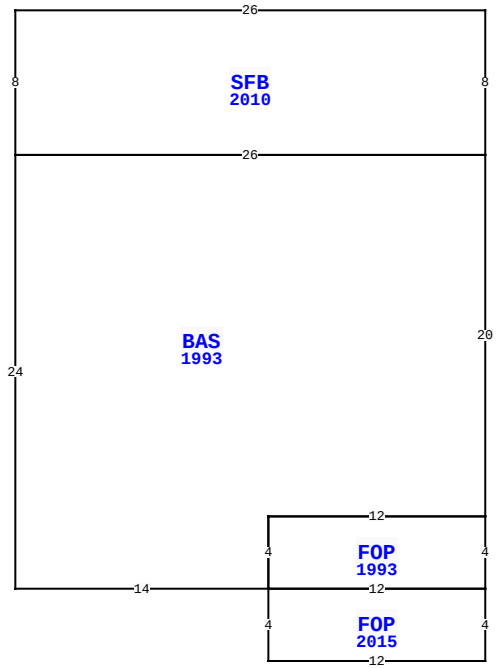
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	23,360
FOP	48	30	14	568
FOP	48	30	14	568
SFB	208	80	166	6,732
TOTALS	880		770	31,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	770	76.2300	72.42	55,763	1970	1975	0	0	0	44.00	56.00

1 SINGLE FAM – 100% - 2023 Heated Area: 742 HX Base Yr 2023



25033 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,728
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		65,908
SOH/AGL Deduction		0
ASSESSED VALUE		65,908
TOTAL EXEMPTION VALUE	HX HB	40,908
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		65,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006543	CARPORT	77,844	04/26/2022
B23457	REMODEL	5,000	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0918	3/10/2022	QC	U	I	11	100
GRANTOR: BENNETT TAMMY A						
GRANTEE: KOLB MARK						
2546/0915	3/10/2022	WD	Q	I	01	75,000
GRANTOR: BENNETT TAMMY A						
GRANTEE: KOLB MARK						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2010] W26 S8 BAS=[YR=1993] S24 E14 FOP=[YR=2015] S4 E12 N4 W12 $ FOP=[YR=1993] E12 N4 W12 S4 $ N4 E12 N20 W26 $ E26 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.01	AC		1.00	1.00	0.60	30,000.00	18,000.00	18,180							

REVIEW DATE 09/14/2022 BY WW Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 08/06/2024 BY SYS

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IN OR 2546/918

KOLB MARK
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HILLIARD, FL 32046

2024

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

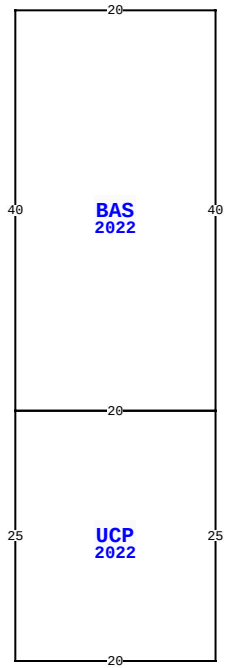
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	14,668
UCP	500	20	100	1,833
TOTALS	1,300		900	16,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	52.9000	18.52	16,668	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 800 HX Base Yr 2023



25033 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: BENNETT TAMMY A						
GRANTEE: KOLB MARK						
2546/0915	3/10/2022	WD	Q	I	01	75,000
GRANTOR: BENNETT TAMMY A						
GRANTEE: KOLB MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S40 UCP=[YR=2022] S25 E20 N25 W20$ E20 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/14/2022 BY WW Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 08/06/2024 BY SYS