

GUYNN FLOYD RANDALL
31555 CR 121
HILLIARD, FL 32046

04-3N-23-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		8600	01	1,660	47.5125	11.40	18,924	2023	2023		0	0	2.00	98.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 BARNS - 0% - 2024										Heated Area: 1500					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		UCP 2024 BAS 2024															BUILDING MARKET VALUE					18,546									
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE					0									
Interior Floo		03	CONC FINSH 75																	TOTAL LAND VALUE - MARKET					113,790									
Interior Floo		01	NONE 25																	TOTAL MARKET VALUE					49,978									
Air Condition		01	NONE 100																	SOH/AGL Deduction					0									
Heating Type		01	NONE 100																	ASSESSED VALUE					49,978									
Frame		02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE					0									
Stories		1.	1. 100																	BASE TAXABLE VALUE					49,978									
																				TOTAL JUST VALUE					132,336									
																				NCON VALUE					18,546									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					102,790																								
Quality		04	Quality Level 04																															
DOR CODE		6000	PASTURELAND 1																															
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	16,758																														
UCP	800	20	160	1,788																														
TOTALS		2,300		1,660	18,546																													
EXTRA FEATURES					OFF CR 121, HILLIARD										BLD DATE				LGL DATE		06/15/2023		MLU											
															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																			
LAND DESCRIPTION																	TOTAL OB/XF										0							
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	000001	C	V RS W/XFOB	0		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	370.00	370.00	1,221																	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	190.00	190.00	211																	
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.41	AC		1.00	1.00	1.00	19,000.00	19,000.00	83,790																	
REVIEW DATE		06/25/2024		BY	KBA	Total Acres: 5.41		Total Land Value: 31,432		Market: 83,790		Agricultural: 1,432		Common: 30,000		PRINTED 08/06/2024 BY SYS																		