IN OR 765 PG 1460

BRYANT GEORGE R JR & TERI F/
23668 COUNTY ROAD 121
HILLIARD, FL 32046

2024

10-2N-23-0000-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

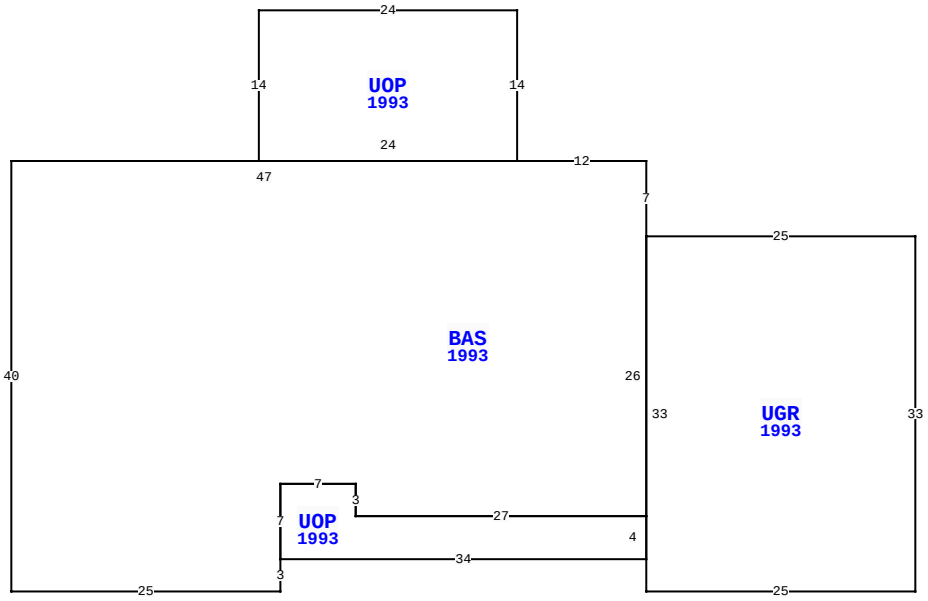
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2,101	228,213
UGR	825	45	371	40,299
UOP	157	20	31	3,367
UOP	336	20	67	7,278
TOTALS	3,419		2,570	279,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,570	117.1104	146.39	376,222	1982	1987	0	0	0	25.80	74.20

1 SNGL FAM – 100% - 1997 Heated Area: 2101 HX Base Yr 1997



23668 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,157
TOTAL MARKET OB/XF VALUE		12,450
TOTAL LAND VALUE - MARKET		218,480
TOTAL MARKET VALUE		326,213
SOH/AGL Deduction		187,972
ASSESSED VALUE		138,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,241
TOTAL JUST VALUE		510,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014965	SHINGLES	26,949	10/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/1460	7/22/1996	WD	Q	I		241,800
GRANTOR: HARVELL ROSCOE L & SA						
GRANTEE: BRYANT GEORGE R JR						
0765/1456	7/22/1996	WD	U	V	10	50,000
GRANTOR: EDGINGTON WILLIAM LAR						
GRANTEE: HARVELL ROSCOE & SA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] N7 W12 UOP=[YR=1993] N14 W24 S14 E24$ W47 S40 E25 N3 UOP=[YR=1993] E34 N4 W27 N3 W7 S7$ N7 E7 S3 E27 N26$ S33 E25 N33$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0200	BARN WD 0-	0	100	33	42	1,386.00	SF	20.00	20.00	100	1980	1980	3	20	5,544	
3	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	1996	1996	3	72	2,943	
4	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2000	2000	3	20	1,296	
5	0351	CARPORT MT	0	100	36	10	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 12,450

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	5.92	AC		1.00	1.00	1.00	545.00	545.00	3,226							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.92	AC		1.00	1.00	1.00	19,000.00	19,000.00	188,480							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 10.92 Total Land Value: 34,606 Market: 188,480 Agricultural: 4,606 Common: 30,000 PRINTED 08/06/2024 BY SYS