

ROBINSON HUGH W & LINDA M
23928 COUNTY ROAD 121
HILLIARD, FL 32046

2024



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	02	WALL BOARD 100								0100	01	1,232	85.7010	81.42	100,309	1985	1991	0	10		0	32.75	57.25	VALUATION BY		STANDARD													
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2019														Heated Area: 1188 HX Base Yr															
Roof Cover	12	MODULAR MT 100								The floor plan shows a rectangular building footprint. The overall width is 38 units and the depth is 26 units. There are several internal divisions. Labels include: UST 1993 (top left), BAS 1993 (center right), BAS 2012 (bottom left), and FOP 1994 (bottom center). Dimensions like 12, 6, 22, 20, 10, 4, 28, and 20 are indicated along the edges and interior.														Tax Group: 6								Tax Dist:							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								57,427							
Interior Floo	09	PINE WOOD 50																						TOTAL MARKET OB/XF VALUE								17,436							
Interior Floo	14	CARPET 50																						TOTAL LAND VALUE - MARKET								257,030							
Air Condition	02	WINDOW 100																						TOTAL MARKET VALUE								139,167							
Heating Type	02	CONVECTION 100																						SOH/AGL Deduction								50,134							
Bedrooms		2 100								ASSESSED VALUE								89,033																					
Bathrooms		1 100								TOTAL EXEMPTION VALUE								13																					
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE								0																					
Stories	1.	1. 100								TOTAL JUST VALUE								331,893																					
Units		0 100								NCON VALUE								0																					
BUD8 Adjustme	06	DIST 1D 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE								329,737																					
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	948	100	948	44,189																																			
BAS	240	100	240	11,187																																			
FOP	40	30	12	559																																			
UST	72	45	32	1,491																																			
TOTALS		1,300				1,232		57,427																															
EXTRA FEATURES										23928 CR 121, HILLIARD																													
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	0200	BARN WD 0-	0 100	0	0	1,080.00	SF	20.00	20.00	100	1980	1980	3	20	4,320																								
2	0940	SHEDS/PORT	0 100	0	0	42.00	SF	30.00	30.00	100	1980	1980	3	20	252																								
3	0940	SHEDS/PORT	0 100	0	0	144.00	SF	30.00	30.00	100	1980	1980	3	20	864																								
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000																								
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000																								
LAND DESCRIPTION										TOTAL OB/XF										17,436																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.37	AC		1.00	1.00	1.00	415.00	415.00	4,304																						
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.37	AC		1.00	1.00	1.00	19,000.00	19,000.00	197,030																						
REVIEW DATE		04/13/2020		BY		TWA		Total Acres: 12.37		Total Land Value: 64,304		Market: 197,030		Agricultural: 4,304		Common: 60,000		PRINTED 08/06/2024 BY SYS																					