IN OR 723 PG 870

FINCHAM PATRICIA A
PO BOX 2026
CALLAHAN, FL 32011

2024

15-2N-23-0000-0005-0150

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

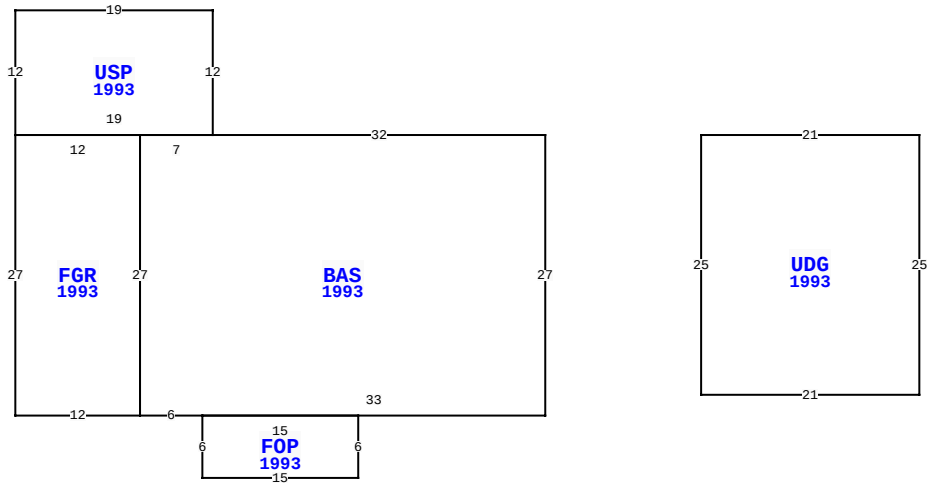
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	82,047
FGR	324	55	178	13,869
FOP	90	30	27	2,104
UDG	525	55	289	22,518
USP	228	30	68	5,298
TOTALS	2,220		1,615	125,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	112.2000	106.59	172,143	1980	1985	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 1996 Heated Area: 1053 HX Base Yr 1996



23356 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,837
TOTAL MARKET OB/XF VALUE		979
TOTAL LAND VALUE - MARKET		43,500
TOTAL MARKET VALUE		170,316
SOH/AGL Deduction		74,957
ASSESSED VALUE		95,359
TOTAL EXEMPTION VALUE	HX HB VX WX SX	95,359
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0723/0870	2/06/1995	WD	Q	I		74,800
GRANTOR: MORRIS LINDA M						
GRANTEE: FINCHAM JOHN & PATR						
0458/0103	6/01/1985	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=1993] N12 W19 S12 FGR=[YR=1993] S27 E12 N27 W12 $ E19 $ W7 S27 E6 FOP=[YR=1993] S6 E15 N6 W15 $ E33 N27 $ PTR= E15 UDG=[YR=1993] E21 S25 W21 N25 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	579.00	SF	5.20	5.20	100	1980	1980	3	32.5	979	

LAND DESCRIPTION

TOTAL OB/XF 979

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	1.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,500							

REVIEW DATE 06/04/2024 BY WWA Total Acres: 1.45 Total Land Value: 43,500 Market: 0 Agricultural: 0 Common: 43,500 PRINTED 08/06/2024 BY SYS