IN OR 787/1543

SORBER RANDY E & SHERRI-LYNNE/
22465 COUNTY ROAD 121
HILLIARD, FL 32046

2024

15-2N-23-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

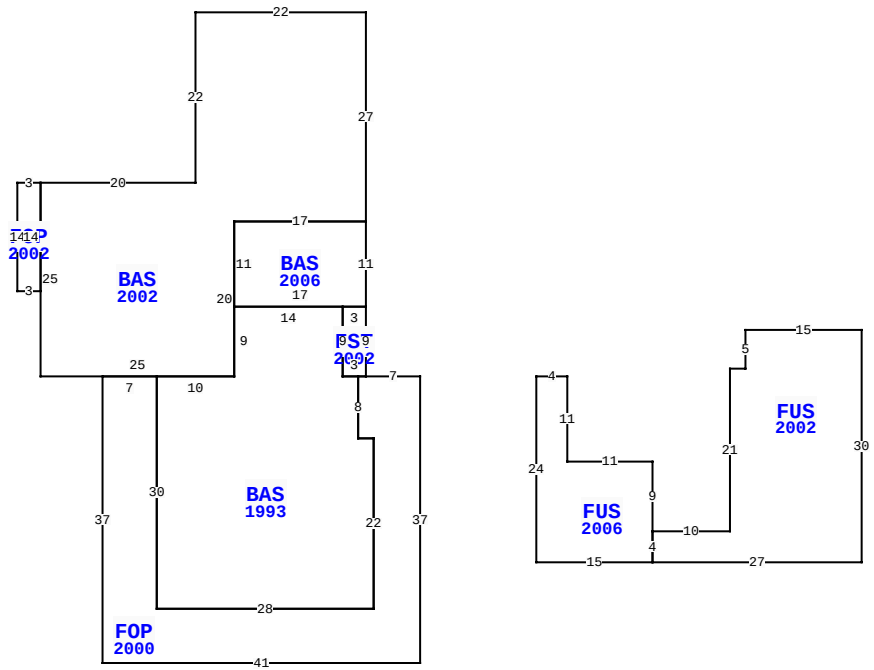
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	OO	OWNER OCC 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	950	100	950	84,647
BAS	1,194	100	1,194	106,388
BAS	187	100	187	16,662
FOP	693	30	208	18,533
FOP	42	30	13	1,158
FST	27	55	15	1,336
FUS	540	100	540	48,115
FUS	239	100	239	21,296
TOTALS	3,872		3,346	298,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,346	105.9840	100.68	336,875	1960	1999	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 1997 Heated Area: 3110 HX Base Yr 1997



22465 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,134
TOTAL MARKET OB/XF VALUE		11,460
TOTAL LAND VALUE - MARKET		81,250
TOTAL MARKET VALUE		390,844
SOH/AGL Deduction		183,827
ASSESSED VALUE		207,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,017
TOTAL JUST VALUE		390,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010200	REPAIR/RRF	17,000	07/01/2022
B1632823	CARPORT	8,928	08/31/2016
015294	H/AC	0	09/01/2001
B996135	ADDITION	79,506	01/06/1999
E97	CHNGE SRVC	0	06/01/1997
6726	HOUSEMVING	0	09/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0787/1543	3/19/1997	WD	U	I	07	100
GRANTOR: ROWELL DAVID & TAMMY						
GRANTEE: SORBER RANDY & SHER						
0743/1092	11/06/1995	TD	U	I	05	1,000
GRANTOR: SMITH ALEXANDER TRUST						
GRANTEE: SORBER RANDY EARL &						

BUILDING NOTES

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0820	WOOD WALK	0	100	26	4	104.00	SF	8.81	8.81	100	2003	2003	3	40	367	
3	0855	CONC PAVER	0	100	0	0	921.00	SF	7.00	7.00	100	2000	2000	3	79	5,093	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-7,-20] N27 W22 S22 W20 S25 E25 N20 E17 $
BAS=[YR=1993;ORIG=-10,-9] W14 S9 W10 S30 E28 N22 W2 N8 W2 N9 $
FOP=[YR=2000;ORIG=0,0] W7 W1 S8 E2 S22 W28 N30 W7 S37 E41 N37 $
FUS=[YR=2002;ORIG=30,20] E10 N21 E2 N5 E15 S30 W27 N4 $
FUS=[YR=2006;ORIG=15,0] E4 S11 E11 S9 S4 W15 N24 $
BAS=[YR=2006;ORIG=-7,-9] N11 W17 S11 E17 $
FOP=[YR=2002;ORIG=-49,-25] W3 S14 E3 N14 $
FST=[YR=2002;ORIG=-7,0] N9 W3 S9 E3 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,460

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	3.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,250							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 3.25 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/06/2024 BY SYS