

PT OF NW1/4 OF SE1/4
IN OR 2061/159
EX 2-7 & 2-8

MUHLBAUER TAMI F & MARK M/
21682 CR 121
HILLIARD, FL 32046

2024

22-2N-23-0000-0002-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
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	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	.2	N/A 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	862	100	862	95,743
BAS	320	100	320	35,543
DCK	250	10	25	2,777
FGR	900	55	495	54,981
FOP	192	30	58	6,442
FST	49	55	27	2,999
FUS	862	100	862	95,743
UOP	320	20	64	7,109

TOTALS	3,755		2,713	301,337
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	90	3	270.00	SF	6.50	6.50	100	1997
2	0810	CONCRETE A	0 100	31	7	217.00	SF	4.88	4.88	100	1997
3	0811	CONCRETE B	0 100	0	0	1,007.00	SF	5.20	5.20	100	2008
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008
5	0680	POLE SHED	0 100	40	20	800.00	SF	10.00	10.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,713	100.6848	125.86	341,458	1997	1999	0	0	11.75	88.25
1 SNGL FAM - 100% - 2017											
Heated Area: 2044											
HX Base Yr 2017											
21682 CR 121, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

TOTAL OB/XF											
14,733											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
301,337											
TOTAL MARKET OB/XF VALUE											
14,733											
TOTAL LAND VALUE - MARKET											
124,250											
TOTAL MARKET VALUE											
440,320											
SOH/AGL Deduction											
204,979											
ASSESSED VALUE											
235,341											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
185,341											
TOTAL JUST VALUE											
440,320											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
420,902											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12106	REPAIR/RRF	500	09/01/2009
B22838	DEMOLITION	500	09/01/2009
B21615	REMODEL	87,500	07/01/2008
R034873	REPAIR/RRF	167	01/03/2003
B97	NEW CONSTR	59,759	10/01/1997
B96-2513	NEW CONSTR	59,759	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2061/0159	7/25/2016	WD	Q	I	01	289,500	
GRANTOR:HARRIS ARNOLD T JR &							
GRANTEE:MUHLBAUER TAMI F &							
1289/1002	1/20/2005	WD	U	I	01	81,800	
GRANTOR:REED SHARON LEAH							
GRANTEE:HARRIS ARNOLD T JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2008] W30 FST=[YR=2008] W7 BAS=[YR=2008] N20 W16 S4											
UOP=[YR=2013] W20 S3 DCK=[YR=2008] W3 L3 D3 S33 E4											
FOP=[YR=1997] S9 E20 N6 BAS=[YR=1997] E3 D3 R3 E7 R3 U3											
E2 N26 W32 S26 E14\$ W14 N12 W6 S9\$ N9 E6 N14 W4 N13\$ S13 E20											
N16\$ S16 E16\$ S7 E7 N7\$ S30 E30 N30\$ PTR=N20 FUS=[YR=1997]											
N26 E32 S26 W2 D3 L3 W7 L3 U3 W17\$ S20\$.											