PT OF NW1/4 OF SE1/4
IN OR 1584/1575

SIMMONS JEREMY WADE &/NORMAN JAMIE LEE
21758 CR 121
HILLIARD, FL 32046

2024

22-2N-23-0000-0002-0080

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

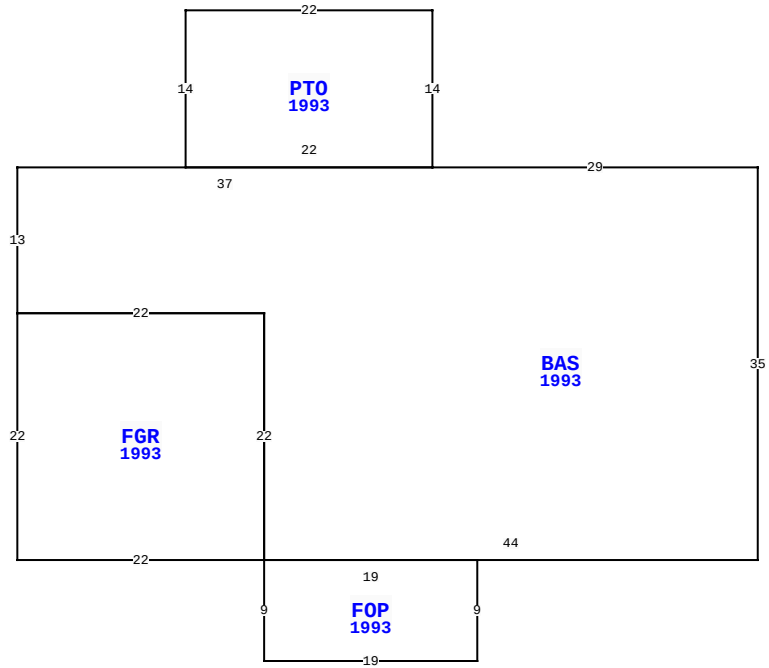
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	171,629
FGR	484	55	266	25,002
FOP	171	30	51	4,793
PTO	308	5	15	1,410
TOTALS	2,789		2,158	202,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	97.0200	121.28	261,722	1993	1993	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 1826 HX Base Yr



21758 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	202,835
TOTAL MARKET OB/XF VALUE	21,289
TOTAL LAND VALUE - MARKET	95,570
TOTAL MARKET VALUE	319,694
SOH/AGL Deduction	58,723
ASSESSED VALUE	260,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,971
TOTAL JUST VALUE	319,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00	NEW CONSTR	91,180	11/11/1993
9044	MH MOVE-ON	12,000	09/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/1575	9/12/2008	WD	Q	I		267,500
GRANTOR: MUSSEAU BRAXTON K & D						
GRANTEE: SIMMONS JEREMY WADE						
0906/0166	11/01/1999	WD	Q	I		156,000
GRANTOR: GRIFFIS BUDDY R JR &						
GRANTEE: MUSSEAU BRAXTON & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=1993] N14 W22 S14 E22$ W37 S13
FGR=[YR=1993] S22 E22 FOP=[YR=1993] S9 E19N9 W19$ N22 W22$
E22 S22 E44 N35$.

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	0810	CONCRETE A	0	0	18	24	432.00	SF	6.50	6.50	100	1993	1993	3	66	1,853	
2	0510	GARAGE WD-	0	0	20	15	300.00	SF	35.00	35.00	100	1993	1993	3	20	2,100	
3	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	1993	1993	3	20	540	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
5	0680	POLE SHED	0	0	24	12	288.00	SF	10.00	10.00	100	1994	1994	3	20	576	
6	0350	CARPORT WD	0	0	36	21	756.00	SF	13.00	13.00	100	1994	1994	3	20	1,966	
7	0681	POLE SHED	0	0	36	12	432.00	SF	15.00	15.00	100	2019	2019	3	90	5,832	
8	0681	POLE SHED	0	0	36	12	432.00	SF	15.00	15.00	100	2019	2019	3	90	5,832	

LAND DESCRIPTION

TOTAL OB/XF 21,289

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	0	0004	OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,570							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 5.03 Total Land Value: 95,570 Market: 0 Agricultural: 0 Common: 95,570 PRINTED 08/06/2024 BY SYS