



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,414	100	1,414	128,424
FOP	624	30	187	16,984
FUS	637	100	637	57,854
TOTALS	2,675		2,238	203,263

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0861	POOL GUNIT	0	100	30	18	540.00	SF	46.75	46.75	
3	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	
4	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	
5	0812	CONCRETE C	0	100	0	0	1,846.00	SF	4.00	4.00	
6	0350	CARPORT WD	0	100	30	18	540.00	SF	8.58	8.58	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,238	117.3060	111.44	249,403	1986	1986	0	0	18.50	81.50
1 SINGLE FAM - 100% - 2003 Heated Area: 2051 HX Base Yr 2003											
BAS 1993 FOP 1993 FUS 1993											
21645 CR 121, HILLIARD											
BLD DATE 06/16/2023 MLU											

TOTAL OB/XF											
17,759											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				212,456			
TOTAL MARKET OB/XF VALUE				17,759			
TOTAL LAND VALUE - MARKET				95,000			
TOTAL MARKET VALUE				325,215			
SOH/AGL Deduction				135,079			
ASSESSED VALUE				190,136			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				140,136			
TOTAL JUST VALUE				325,215			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				316,580			

CONNER JOSHUA & FESSICA 0/
21645 COUNTY ROAD 121
HILLIARD, FL 32046

22-2N-23-0000-0002-0130

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