

IN DB 258 PG 573 (PAR 3)
SE OF NW1/4 (PAR 3-1)
IN OR 2263/1476

ROWE FAYE CONNER L/E/
22136 COUNTY ROAD 121
HILLIARD, FL 32046

2024

22-2N-23-0000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																													
Exterior Wall	05	AVERAGE 80	0100	01	2,171	105.7420	100.45	218,077	1962	1985	0	0	0	19.20	80.80	VALUATION BY STANDARD																												
Exterior Wall	19	COMMON BRK 20	1 SINGLE FAM - 100% - 0													Heated Area: 1676													HX Base Yr															
Roof Structur	03	GABLE/HIP 100														VALUATION SUMMARY																												
Roof Cover	12	MODULAR MT 100														Tax Group: 6 Tax Dist:																												
Interior Wall	05	DRYWALL 80														BUILDING MARKET VALUE 176,206																												
Interior Wall	04	PLYWOOD 20														TOTAL MARKET OB/XF VALUE 34,373																												
Interior Floo	09	PINE WOOD 50														TOTAL LAND VALUE - MARKET 177,000																												
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 249,109																												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 106,026																												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 143,083																												
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB WX SL 143,083																												
Bathrooms	2	100														BASE TAXABLE VALUE 0																												
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 387,579																																									
Stories	1.	1. 100	NCON VALUE 0																																									
Units	0	100	INCOME VALUE																																									
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 380,562																																									
Occupancy	00	NONE 100																																										
Quality	03	Quality Level 03																																										
DOR CODE	6000		PASTURELAND 1																																									
MAP NUM			MKT AREA		09																																							
NEIGHBORHOOD/LOC	9001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,352	100	1,352	109,733																																								
BAS	324	100	324	26,297																																								
FGR	504	55	277	22,483																																								
FOP	280	30	84	6,818																																								
FOP	128	30	38	3,084																																								
FOP	320	30	96	7,792																																								
TOTALS	2,908		2,171	176,206																																								
EXTRA FEATURES					22136 CR 121, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
L N	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	0510	GARAGE WD-	0	100	20	48	960.00	SF	35.00	35.00	100	1987	1987	3	20	6,720																												
2	0350	CARPORT WD	0	100	36	18	648.00	SF	9.75	9.75	100	1964	1964	3	20	1,264																												
3	0681	POLE SHED	0	100	32	48	1,536.00	SF	15.00	15.00	100	1991	1991	3	20	4,608																												
4	0350	CARPORT WD	0	0	50	32	1,600.00	SF	9.75	9.75	100	1976	1976	3	20	3,120																												
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																												
6	0350	CARPORT WD	0	100	12	18	216.00	SF	6.50	6.50	100	1955	1955	3	20	281																												
7	0370	CHICKEN HS	0	0	34	400	13,600.00	SF	0.40	0.40	100	1981	1981	3	20	1,088																												
8	0370	CHICKEN HS	0	0	34	400	13,600.00	SF	0.40	0.40	100	1982	1982	3	20	1,088																												
9	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1984	1984	3	44	732																												
10	0812	CONCRETE C	0	100	0	0	1,950.00	SF	4.00	4.00	100	1996	1996	3	72	5,616																												
LAND DESCRIPTION					TOTAL OB/XF 26,145																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																											
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030																											
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500																											
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	147,000																											
REVIEW DATE 11/23/2020 BY TWX Total Acres: 23.00 Total Land Value: 38,530 Market: 147,000 Agricultural: 8,530 Common: 30,000 PRINTED 08/06/2024 BY SYS																																												

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