PT OF SE1/4 OF NE1/4 OF
SEC 22-3N-24E IN OR 2521/1

KELA RICHARD ABDUL-KHADER
21783 CR 121
HILLIARD, FL 32046

**2024**

**22-3N-24-0000-0002-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

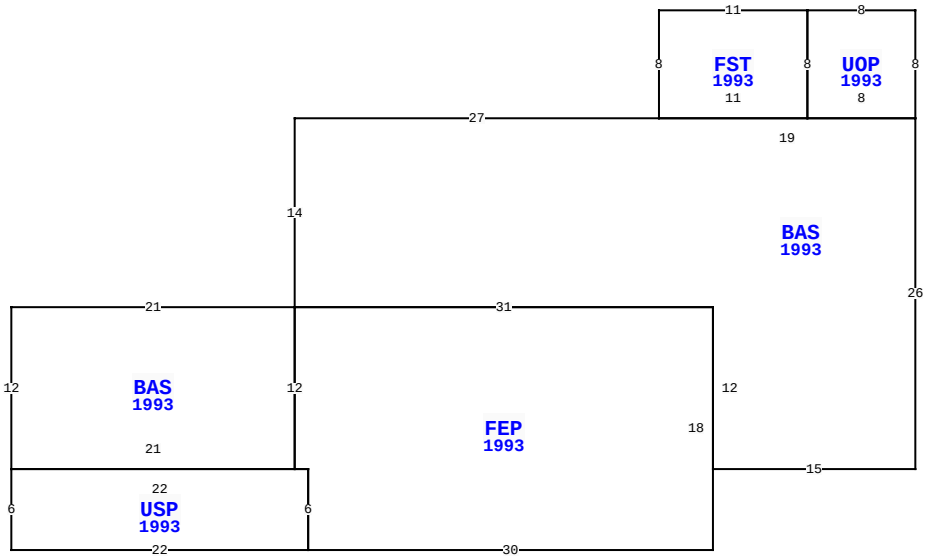
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 252 | 100 | 252 | 16,255 |
| BAS | 824 | 100 | 824 | 53,152 |
| FEP | 552 | 80 | 442 | 28,511 |
| FST | 88 | 55 | 48 | 3,096 |
| UOP | 64 | 20 | 13 | 839 |
| USP | 132 | 30 | 40 | 2,580 |
| TOTALS | 1,912 | | 1,619 | 104,434 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,619 | 97.0000 | 92.15 | 149,191 | 1960 | 1970 | 0 | 0 | 70 | 20.50 | 70.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1076 HX Base Yr




550444 US HWY 1, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 104,434 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 36,300 |
| TOTAL MARKET VALUE | 140,734 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 140,734 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 140,734 |
| TOTAL JUST VALUE | 140,734 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,509 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4708 | REMODEL | 400 | 04/22/1992 |
| 7649 | REPAIR/RRF | 3,000 | 10/30/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2521/0001 | 12/13/2021 | WD | Q | I | 01 | 137,500 |
| GRANTOR: BROCK CHADWICK | | | | | | |
| GRANTEE: KELA RICHARD ABDUL- | | | | | | |
| 2293/0324 | 7/25/2019 | WD | U | I | 37 | 50,000 |
| GRANTOR: SOUTHEAST PROPERTY AC | | | | | | |
| GRANTEE: BROCK CHADWICK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W8 FST=[YR=1993] W11 S8 BAS=[YR=1993] W27 S14 BAS=[YR=1993] W21 S12 USP=[YR=1993] S6 E22 FEP=[YR=1993] E30 N18 W31 S12 E1 S6 $ N6 W22 $ E21 N12 $ E31 S12 E15 N26 W19 $ E11 N8 $ S8 E8 N8 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | CG | 0.00 | 0.00 | 1.21 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 36,300 | | | | | | | |

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.21 Total Land Value: 36,300 Market: 0 Agricultural: 0 Common: 36,300 PRINTED 08/06/2024 BY SYS