PT OF NE1/4 OF SEC 23-4N-23E
IN OR 2231/1093
UTIL ESMT IN OR 2377-579

CASWELL DANIEL R/DEBRECENI KATHERINE G
28341 CENTURY LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

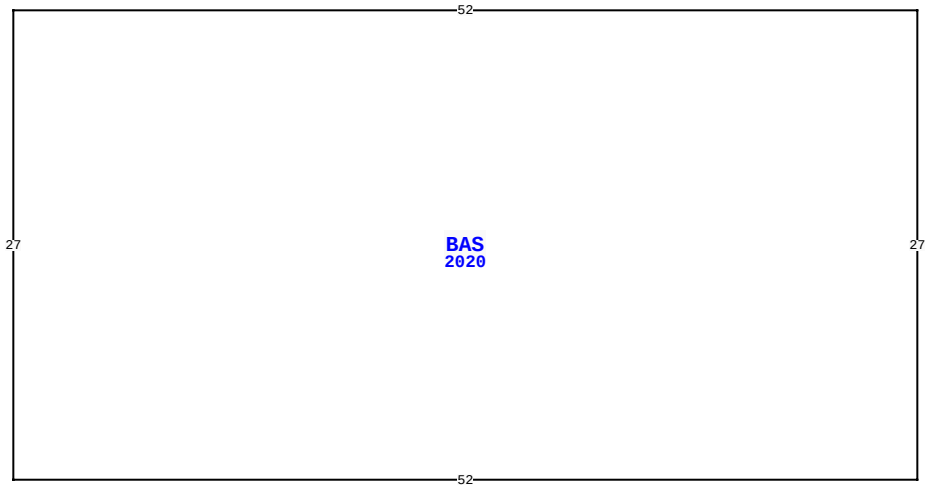
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	131,680
TOTALS	1,404		1,404	131,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.9200	96.69	135,753	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



241867 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: 4	Tax Dist:	
BUILDING MARKET VALUE		131,680
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		187,720
TOTAL MARKET VALUE		319,400
SOH/AGL Deduction		143,689
ASSESSED VALUE		175,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,711
TOTAL JUST VALUE		319,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012526	CO ISSUED	0	12/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1093	10/09/2018	WD	Q	V	01	55,000
GRANTOR: FIGUERO JACQUELINE RA						
GRANTEE: CASWELL DANIEL R &						
2222/0369	9/08/2018	QC	U	V	11	100
GRANTOR: CARTER JAMES C						
GRANTEE: FIGUERO JACQUELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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	100		OR	0.00	0.00	9.88	AC		1.00	1.00	1.00	19,000.00	19,000.00	187,720							

REVIEW DATE 03/29/2021 BY TW Total Acres: 9.88 Total Land Value: 187,720 Market: 0 Agricultural: 0 Common: 187,720 PRINTED 08/06/2024 BY SYS