PT OF SE1/4 IN OR 1961/877
(EX ESMT OR 343/667)

ZANDER ERIC
20801 CR 121
HILLIARD, FL 32046

2024

27-2N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

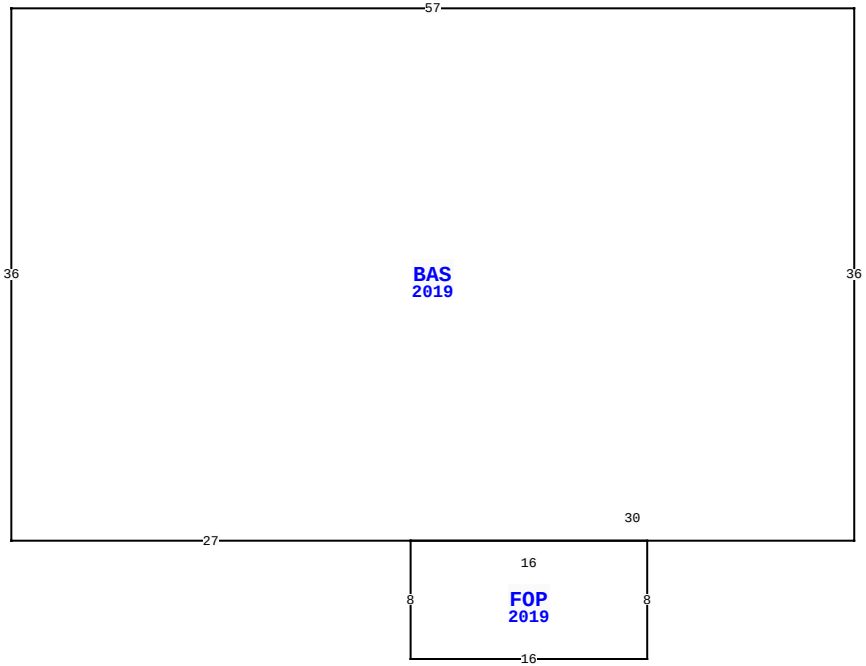
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	236,265
FOP	128	30	38	4,376
TOTALS	2,180		2,090	240,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	94.9620	118.70	248,083	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



20801 CR 121, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/28/2024 DC
INC DATE		AG DATE	03/28/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,641
TOTAL MARKET OB/XF VALUE		31,690
TOTAL LAND VALUE - MARKET		480,760
TOTAL MARKET VALUE		521,556
SOH/AGL Deduction		304,137
ASSESSED VALUE		217,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,419
TOTAL JUST VALUE		753,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001972	CO ISSUED	0	02/28/2019
18003220	NEW CONSTR	237,642	03/29/2018
1702879	GARAGE	0	05/08/2017
5614	CHNGE SRVC	0	01/06/1989
4024	N/A	75,143	04/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/0877	1/30/2015	WD	U	V	37	90,000
GRANTOR: CONNER JOEL B JR						
GRANTEE: ZANDER ERIC						
1771/0601	12/27/2011	WD	U	I	30	100
GRANTOR: CONNER JOEL B						
GRANTEE: CONNER JOEL B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W57 S36 E27 FOP=[YR=2019] S8 E16 N8 W16$ E30 N36$.

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	0681	POLE SHED	0	100	80	40	3,200.00	SF	9.75	9.75	100	2018	2018	3	87	27,144	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	23.10	23.10	100	2018	2018	3	82	4,546	

LAND DESCRIPTION

TOTAL OB/XF 31,690

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	17.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	242,760							
2	005901	A	HARDWOOD SI	0	0004	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	225.00	225.00	2,025							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	555.00	555.00	4,440							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,000							

REVIEW DATE 03/28/2024 BY DC Total Acres: 34.34 Total Land Value: 249,225 Market: 238,000 Agricultural: 6,465 Common: 242,760 PRINTED 08/06/2024 BY SYS