

LOT 2
MILLS CREEK FARMS OR 2223/225
UTIL ESMT IN OR 2575-577

ROLISON DAVID F SR & BRENDA B
21034 CR 121
HILLIARD, FL 32046

2024

27-2N-23-1303-0002-0000



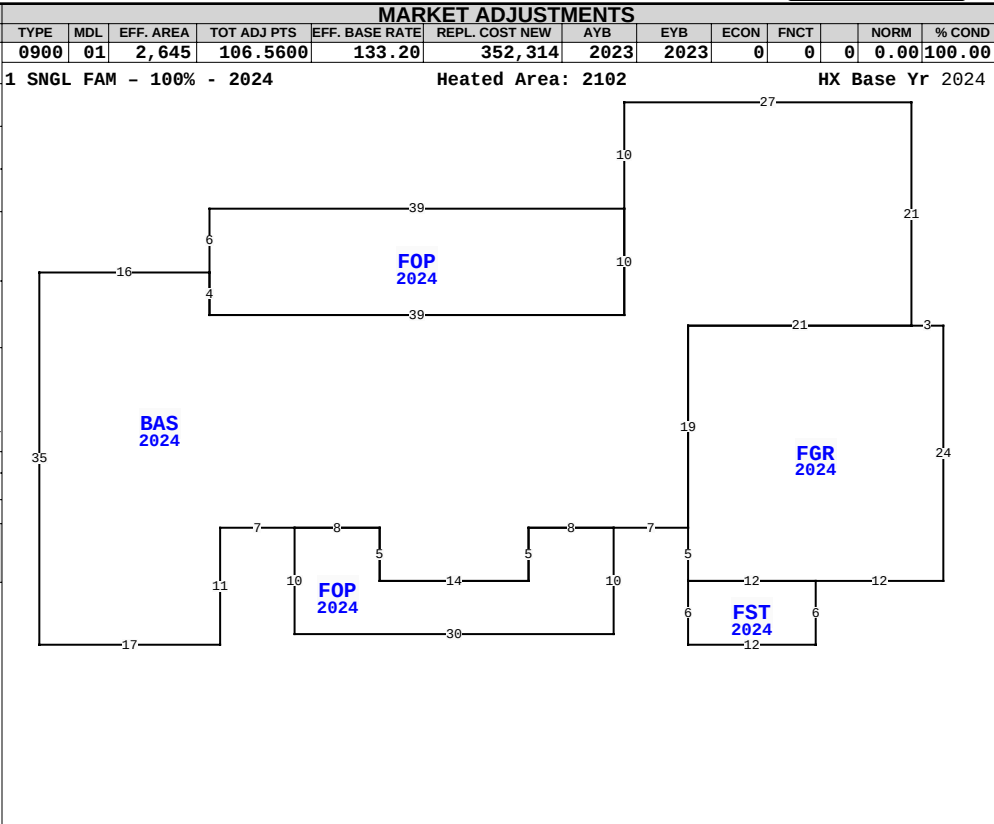
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Floor	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	279,986
FGR	576	55	317	42,224
FOP	230	30	69	9,191
FOP	390	30	117	15,584
FST	72	55	40	5,328
TOTALS	3,370		2,645	352,314

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0811	CONCRETE B	0 100	0	0	645.00	SF	5.20	5.20	100	2024	2023		100	3,354	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,250							



21034 CR 121, HILLIARD	BLD DATE	LGL DATE	06/14/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		352,314	
TOTAL MARKET OB/XF VALUE		6,854	
TOTAL LAND VALUE - MARKET		106,250	
TOTAL MARKET VALUE		465,418	
SOH/AGL Deduction		67,552	
ASSESSED VALUE		397,866	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		347,866	
TOTAL JUST VALUE		465,418	
NCON VALUE		359,168	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001249	ADD WOOD FRAMED E	46,473	02/01/2024
230005630	CO ISSUED		05/01/2023
23001685	NEW CONSTR	366,337	02/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0300	12/07/2022	QC	U	I	11	100
GRANTOR: ROLISON DAVID F JR &						
GRANTEE: ROLISON DAVID F SR						
2434/1565	2/16/2021	WD	Q	V	02	85,000
GRANTOR: MCCLINTOCK SHANE MICH						
GRANTEE: ROLISON DAVID F SR						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=130,0] W27 S10 S10 W39 N4 W16 S35 E17 N11 E7 E8 S5 E14 N5 E8 E7 N19 E21 N21 \$	
FOP=[YR=2024;ORIG=103,10] W39 S6 S4 E39 N10 \$	
FOP=[YR=2024;ORIG=102,40] W8 S5 W14 N5 W8 S10 E30 N10 \$	
FST=[YR=2024;ORIG=121,45] W12 S6 E12 N6 \$	
FGR=[YR=2024;ORIG=133,21] W3 W21 S19 S5 E12 E12 N24 \$	