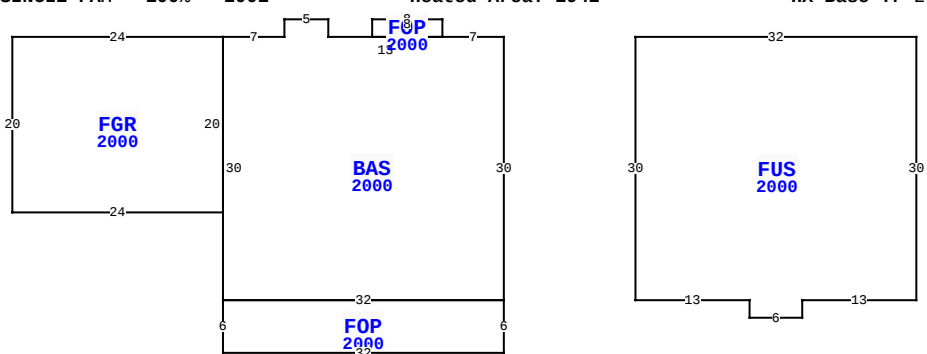


KNIGHT RICHARD A & KAREN J
241652 COUNTY ROAD 121
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		05	AVERAGE 100							0100	01	2,269	125.0970	118.84	269,648	2000	2000		0	0	0	11.25	88.75																
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2001										Heated Area: 1942										HX Base Yr 2001									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			5 100																																				
Bathrooms			2.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		2.	2. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
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	970	100	970		102,307																																		
FGR	480	55	264		27,844																																		
FOP	16	30	5		527																																		
FOP	192	30	58		6,118																																		
FUS	972	100	972		102,517																																		
TOTALS		2,630	2,269		239,313																																		
EXTRA FEATURES										241652 CR 121, HILLIARD																													
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	0812	CONCRETE C	0 100	0	0	1,728.00	SF	4.00	4.00	100	2001	2001	3	80	5,530																								
2	0681	POLE SHED	0 100	27	24	648.00	SF	15.00	15.00	100	2004	2004	3	36	3,499																								
LAND DESCRIPTION										TOTAL OB/XF										9,029																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,300																						