

PT SE1/4 OF SE1/4 OF
SEC 33-3N-23E IN OR 2050/1192
(EX OR 1745/700 & OR 2262/1720

KING FAMILY TRUST/KING LETRICIA TRUSTEE
25802 CR 121
HILLIARD, FL 32046

2024

33-3N-23-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2,035	184,461
FGR	646	55	355	32,179
FOP	66	30	20	1,813
FSP	220	40	88	7,976
SFB	110	80	88	7,976

TOTALS	3,077		2,586	234,406
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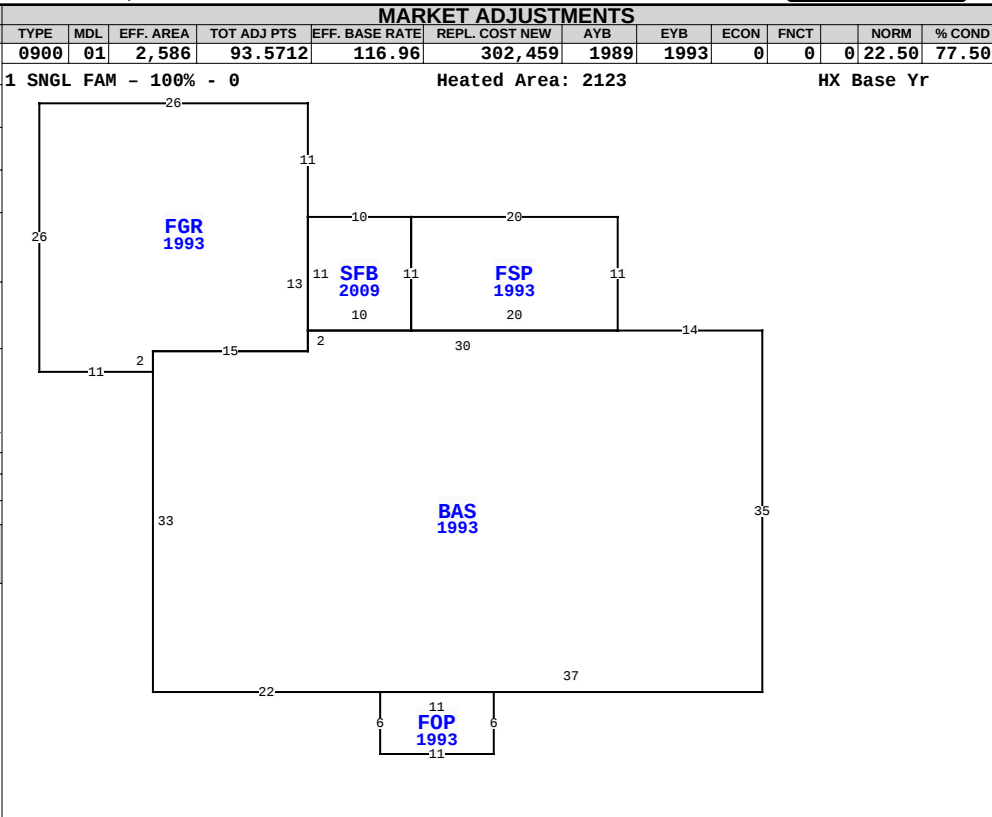
EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	17	11	187.00	SF	21.30	21.30	100	1985	1985	3	20	797	
2	0510	GARAGE WD-	0 100	0	0	1,110.00	SF	26.25	26.25	100	1985	1985	3	20	5,828	
3	0751	UOP	0 100	9	10	90.00	SF	10.00	10.00	100	1985	1985	3	20	180	
4	0751	UOP	0 100	9	30	270.00	SF	10.00	10.00	100	1985	1985	3	20	540	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
6	0810	CONCRETE A	0 100	21	23	483.00	SF	6.50	6.50	100	1989	1989	3	57	1,790	
7	0825	BRICK	0 100	10	17	170.00	SF	12.50	12.50	100	1991	1991	3	87	1,849	
8	0350	CARPORT WD	0 100	36	16	576.00	SF	6.50	6.50	100	2011	2011	3	50	1,872	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	100	0004
2	005600	A	TIMBER 3 SI	0	0004
3	009910	M	MKT.VAL.AG	0	0004

REVIEW DATE 04/10/2019 BY TWA



25802 CR 121, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

15,166

Total Acres: 10.80 Total Land Value: 63,652 Market: 167,200 Agricultural: 3,652 Common: 60,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,406
TOTAL MARKET OB/XF VALUE		15,166
TOTAL LAND VALUE - MARKET		227,200
TOTAL MARKET VALUE		313,224
SOH/AGL Deduction		154,484
ASSESSED VALUE		158,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,740
TOTAL JUST VALUE		476,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24577	ADDITION	0	04/01/2011
5617	NEW CONSTR	3,200	01/06/1989
2828	H/AC	3,550	12/02/1988
4444	N/A	72,419	10/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1192	5/18/2016	WD	U	I	11	100
GRANTOR: KING THOMAS E III & L						
GRANTEE: KING FAMILY TRUST						
0180/0626	1/01/1974	WD	Q	V		19,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N11 W20 SFB=[YR=2009] W10
FGR=[YR=1993] N11 W26 S26 E11 N2 E15 N13\$S11 E10 N11 \$S11
E20\$ W30 S2 W15 S33 E22 FOP=[YR=1993] S6 E11 N6 W11\$ E37 N35
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