PT OF LOTS 46 & 47
IN OR 633 PG 1027
CORNWALL SURVEY

DAWKINS DONALD R & REBECCA A
32362 COUNTY ROAD 121
HILLIARD, FL 32046-5104

2024

33-4N-23-2020-0046-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

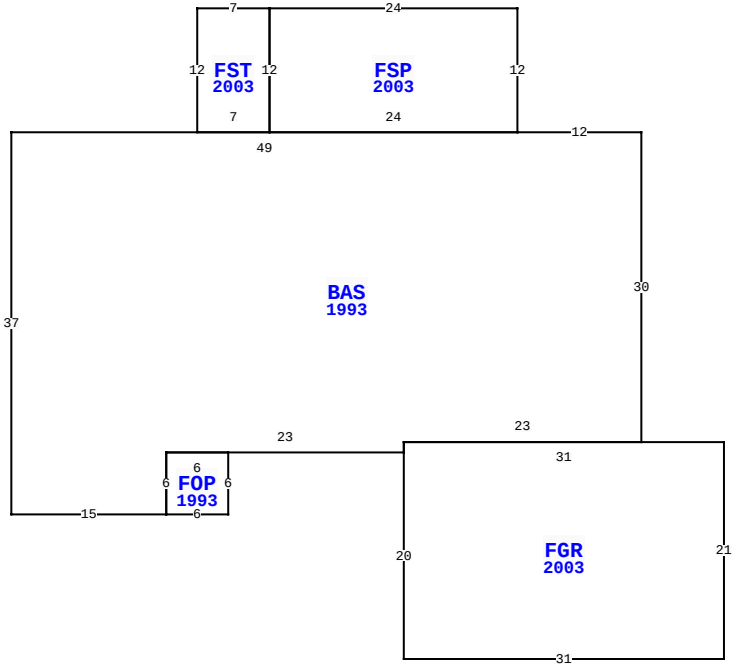
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,958	100	1,958	195,922
FGR	651	55	358	35,822
FOP	36	30	11	1,101
FSP	288	40	115	11,507
FST	84	55	46	4,603
TOTALS	3,017		2,488	248,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	94.1760	117.72	292,887	1993	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 1958 HX Base Yr



32362 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,954
TOTAL MARKET OB/XF VALUE		5,977
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		290,931
SOH/AGL Deduction		160,759
ASSESSED VALUE		130,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,172
TOTAL JUST VALUE		290,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530626	CARPORT	0	06/30/2015
B0311744	ADDITION	23,760	09/01/2003
8777	NEW CONSTR	81,773	03/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0633/1027	8/15/1991	WD	Q	V		4,000

GRANTOR: BELL ANNIE M

GRANTEE: DAWKINS DONALD R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=2003] N12 W24 FST=[YR=2003] W7 S12 E7 N12$ S12 E24 $ W49 S37 E15 FOP=[YR=1993] E6 N6 W6 S6$ N6 E23 FGR=[YR=2003] S20 E31 N21 W31 S1$ N1 E23 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	987.00	SF	5.20	5.20	100	1993	1993	3	66	3,387	

LAND DESCRIPTION

TOTAL OB/XF 5,977

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	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS