

PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2657/1925

MARTINS DE SOUZA JOAO VITOR BELIZARIO/DURAND RIANN
241495 CR 121
HILLIARD, FL 32046

2024

33-4N-23-2020-0049-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 90	0500	01	2,183	97.9020	146.85	320,574	2022	2022	0	0	0.08	99.92	VALUATION BY STANDARD																							
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2024												Heated Area: 1880												HX Base Yr 2024											
Roof Structur	03	GABLE/HIP 100																																				
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	13	LVT/LAMNT 100																																				
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	1,880	100	1,880	275,857																																		
FGR	460	55	253	37,123																																		
FOP	168	30	50	7,337																																		
TOTALS			2,508	2,183	320,318																																	
EXTRA FEATURES			241495 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	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	2022	2022	3	100	2,340																							
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500																							
3	0812	CONCRETE C	0 100	35	30	1,050.00	SF	4.00	4.00	100	2022	2022	3	100	4,200																							
LAND DESCRIPTION			TOTAL OB/XF 10,040																																			
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		OR	0.00	0.00	8.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,950																					
REVIEW DATE 07/22/2024 BY WW Total Acres: 8.05 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 08/06/2024 BY SYS																																						