PT OF NE1/4
PARCELS 3-1 & 2-9
IN OR 1909/785

RAULERSON HARRY J & DELORES J
20090 CR 121
HILLIARD, FL 32046

2024

34-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

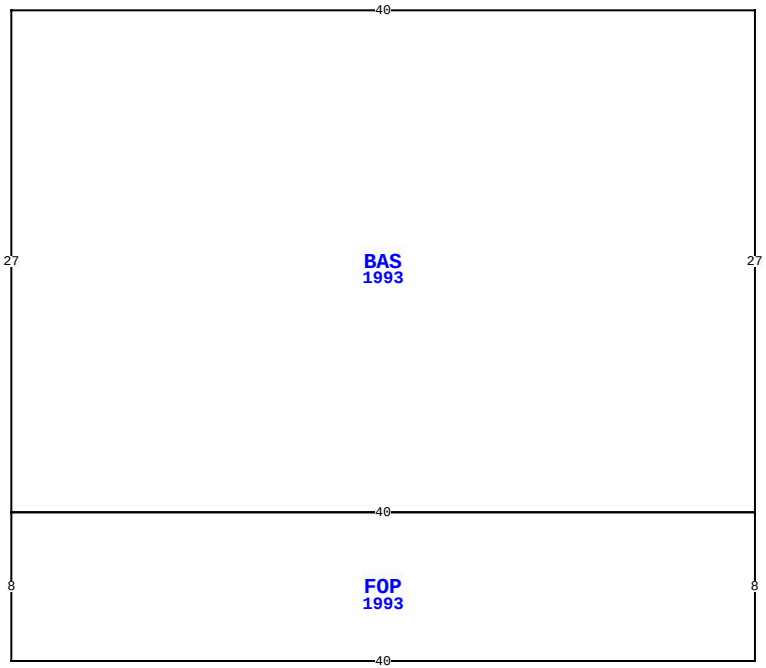
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	90,903
FOP	320	30	96	8,080
TOTALS	1,400		1,176	98,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	112.7840	107.14	125,997	1988	1992	0	0	0	21.44	78.56

1 SINGLE FAM – 100% - 2021 Heated Area: 1080 HX Base Yr 2021



20090 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: 6	Tax Dist:	
BUILDING MARKET VALUE		98,983
TOTAL MARKET OB/XF VALUE		37,758
TOTAL LAND VALUE - MARKET		259,180
TOTAL MARKET VALUE		172,685
SOH/AGL Deduction		76,686
ASSESSED VALUE		95,999
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		40,999
TOTAL JUST VALUE		395,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/0785	1/15/2014	QC	U	I	11	100
GRANTOR: BRANNEN JOSHUA WADE &						
GRANTEE: RAULERSON HARRY JAM						
1790/0971	4/13/2012	WD	Q	I	02	155,000
GRANTOR: CONNER JIMMIE R						
GRANTEE: BRANNEN JOSHUA WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S27 FOP=[YR=1993] S8 E40 N8 W40$E40 N27$.

EXTRA FEATURES

LN	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	0511	GARAGE CB-	0	100	41	27	1,107.00	SF	36.00	36.00	100	1991	1991	3	62	24,708	
2	0681	POLE SHED	0	0	105	34	3,570.00	SF	15.00	15.00	100	1992	1992	3	20	10,710	
3	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	100	1991	1991	3	62	1,419	
4	0810	CONCRETE A	0	100	20	13	260.00	SF	6.50	6.50	100	1988	1988	3	54.5	921	

LAND DESCRIPTION

TOTAL OB/XF 37,758

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.63	AC		1.00	1.00	1.00	190.00	190.00	120							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	15.74	AC		1.00	1.00	1.00	370.00	370.00	5,824							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.37	AC		1.00	1.00	1.00	14,000.00	14,000.00	229,180							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 17.37 Total Land Value: 35,944 Market: 229,180 Agricultural: 5,944 Common: 30,000 PRINTED 08/06/2024 BY SYS