LOT 3
TAYLOR ESTATES PB 8/39
UTIL ESMT OR 2296/955

BECK JOHN G
20073 CR 121
HILLIARD, FL 32046

2024

34-2N-23-2005-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

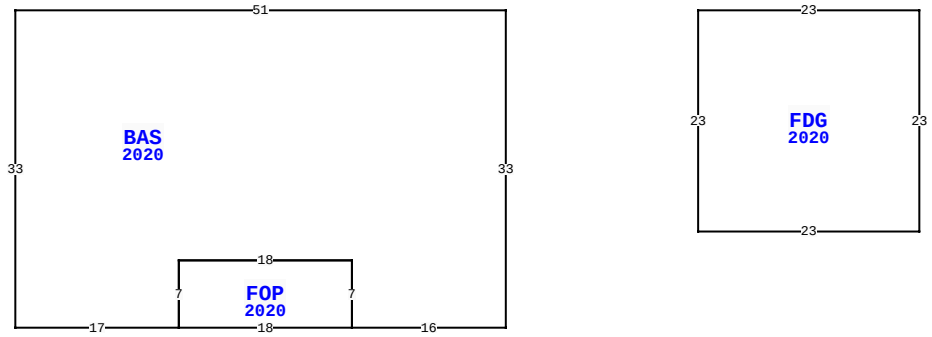
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	209,604
FDG	529	60	317	42,675
FOP	126	30	38	5,115
TOTALS	2,212		1,912	257,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,912	108.7800	135.98	259,994	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1557 HX Base Yr 2021



20073 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		257,394
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		289,134
SOH/AGL Deduction		99,662
ASSESSED VALUE		189,472
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		134,472
TOTAL JUST VALUE		289,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001075	CO ISSUED	0	02/05/2020
19009857	GARAGE	25,193	09/18/2019
19006204	NEW CONSTR	216,869	06/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0827	4/30/2019	TD	Q	V	01	18,000
GRANTOR: TAYLOR FAMILY TRUST						
GRANTEE: BECK JOHN G						
1871/1771	8/05/2013	WD	U	V	30	100
GRANTOR: TAYLOR ROBERT C & LIN						
GRANTEE: TAYLOR ROBERT C & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W51 S33 E17 FOP=[YR=2020] E18 N7 W18 S7$ N7 E18 S7 E16 N33$ PTR=E20 FDG=[YR=2020] E23 S23 W23 N23$ W20$.

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	0810	CONCRETE A	0	100	17	17	289.00	SF	6.50	6.50	100	2020	2020	3	99	1,860	
2	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2020	2020	3	90	2,880	

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.50	AC		1.00	1.00	0.60	30,000.00	18,000.00	27,000							

REVIEW DATE 11/24/2020 BY TW Total Acres: 1.50 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS