PT SEC 34-4N-23E
IN OR 2568/1537

**JOHNSON CHRISTIAN & STEPHANIE**
241615 CR 121
HILLIARD, FL 32046

**2024**

**34-4N-23-0000-0001-0110**

## BUILDING CHARACTERISTICS

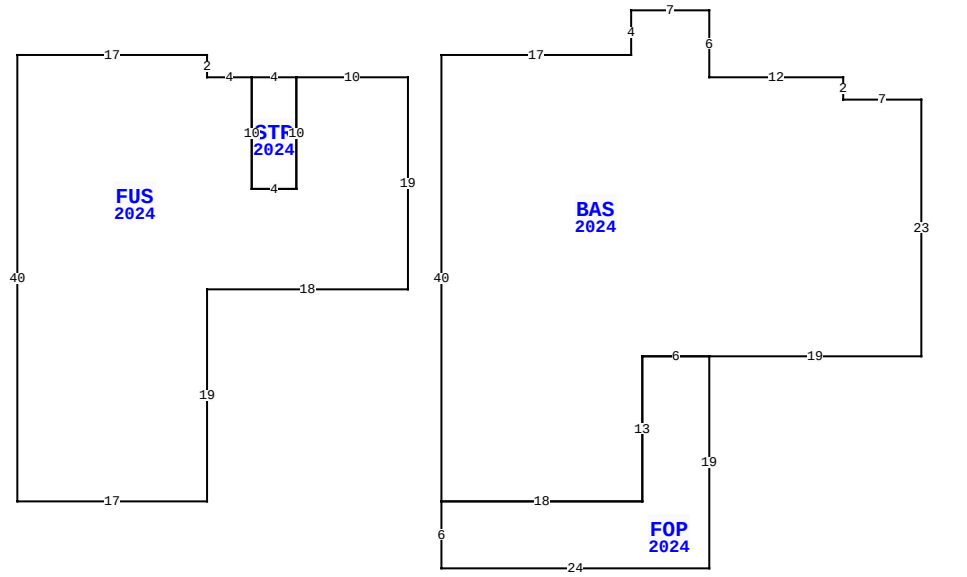
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 01 | NONE 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| 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 | 1,371 | 100 | 1,371 | 184,742 |
| FOP | 222 | 30 | 67 | 9,028 |
| FUS | 982 | 100 | 982 | 132,325 |
| STR | 40 | 10 | 4 | 539 |
| TOTALS | 2,615 | | 2,424 | 326,634 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,424 | 107.8000 | 134.75 | 326,634 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2353 HX Base Yr 2024




241615 CR 121, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 326,634 |
| TOTAL MARKET OB/XF VALUE | | 5,000 |
| TOTAL LAND VALUE - MARKET | | 86,535 |
| TOTAL MARKET VALUE | | 418,169 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 418,169 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 368,169 |
| TOTAL JUST VALUE | | 418,169 |
| NCON VALUE | | 331,634 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 86,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006087 | CO ISSUED | | 05/11/2023 |
| 22017564 | NEW CONSTR | 395,806 | 12/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2568/1537 | 6/06/2022 | WD | Q | V | 01 | 95,000 |

GRANTOR: MCCULLOUGH MARCUS ANT

GRANTEE: JOHNSON CHRISTINA M

## BUILDING NOTES

## 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 | 0501 | FP-AVERAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2024 | 2023 | | 100 | 5,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W7 N2 W12 N6 W7 S4 W17 S40 E18 N13 E6 E19 N23 $
FOP=[YR=2024;ORIG=131,33] W6 S13 W18 S6 E24 N19 $
FUS=[YR=2024;ORIG=69,46] E17 N19 E18 N19 W10 S10 W4 N10 W4 N2 W17 S40 $
STR=[YR=2024;ORIG=94,8] W4 S10 E4 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 5,000

| 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 | | | 4.39 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 83,410 | | | | | | | |
| 2 | 009530 | C | POND | 100 | | OR | 0.00 | 0.00 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 3,125 | | | | | | | |

REVIEW DATE 06/16/2023 BY WW Total Acres: 5.64 Total Land Value: 86,535 Market: 0 Agricultural: 0 Common: 86,535 PRINTED 08/06/2024 BY SYS