

PT LOTS 23,24 & 25 IN
OR 1977/138
CORNWALL SURVEY OF

STONE DAVID & KIMBERLY
241576 CR 121
HILLIARD, FL 32046

2024

34-4N-23-2020-0024-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

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	1,708	100	1,708	126,472
FGR	420	55	231	17,105
FOP	24	30	7	518
FOP	40	30	12	888

TOTALS 2,192 1,958 144,984

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	0681	POLE SHED	0 100	20	28	560.00	SF	15.00	15.00	100	1985	1985	3	20	1,680	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	120,650							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,958	102.5570	97.43	190,768	1958	1975	0	0	0 24.00	76.00
1 SINGLE FAM - 100% - 2016 Heated Area: 1708 HX Base Yr 2016											
241576 CR 121, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										144,984		
TOTAL MARKET OB/XF VALUE										8,380		
TOTAL LAND VALUE - MARKET										120,650		
TOTAL MARKET VALUE										274,014		
SOH/AGL Deduction										149,234		
ASSESSED VALUE										124,780		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										74,780		
TOTAL JUST VALUE										274,014		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										267,707		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1977/0138		4/24/2015		WD	Q		I		01	138,000		
GRANTOR: HALL ROBERTA L												
GRANTEE: STONE DAVID & KIMBE												
1566/0422		5/13/2008		QC	U		I		01	12,000		
GRANTOR: HALL RONALD J												
GRANTEE: HALL RONALD J & ROB												
BUILDING NOTES												
BUILDING DIMENSIONS												
FGR=[YR=1993] W15 BAS=[YR=1993] W22 FOP=[YR=1993] N5 W8 S5 E8\$ W39 S28 E42 FOP=[YR=1993] S4 E6 N4 W6\$ E19 N28\$ S28 E15 N28\$.												
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