PT LOTS 26,27 IN OR 1543/800
(EX OR 2533/922 &OR 2575/1548)
CORNWALL SURVEY PBK O/30

TOLOSI MICHAEL F & SANDRA E
241596 CR 121
HILLIARD, FL 32046

2024

34-4N-23-2020-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

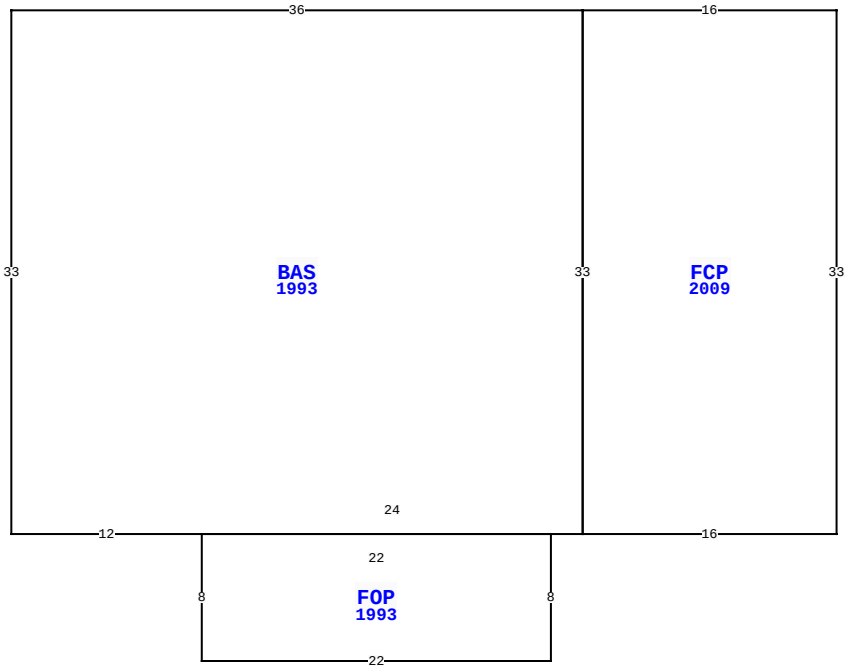
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	116,773
FCP	528	25	132	12,975
FOP	176	30	53	5,209
TOTALS	1,892		1,373	134,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	126.1780	119.87	164,582	1961	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

241584 CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,957
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,900
TOTAL MARKET VALUE	198,857
SOH/AGL Deduction	53,821
ASSESSED VALUE	145,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,036
TOTAL JUST VALUE	198,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/0800	12/28/2007	WD	U	I	01	100
GRANTOR: SIKES SAMUEL J & HELE						
GRANTEE: TOLOSI MICAHEL F &						
0707/1603	6/23/1994	QC	U	I	10	100
GRANTOR: SIKES OLA						
GRANTEE: SIKES SAMUEL & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2009] W16 BAS=[YR=1993] W36 S33 E12 FOP=[YR=1993] S8E22 N8 W22$ E24 N33$S33 E16 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0004	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,900							

REVIEW DATE 08/10/2022 BY TWA Total Acres: 2.13 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 08/06/2024 BY SYS