PT OF LOTS 26 27 & 28
IN OR 2533/922
CORNWALL SURVEY

DIAZ DAWN M
241595 COUNTY ROAD 121
HILLIARD, FL 32046

2024

34-4N-23-2020-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

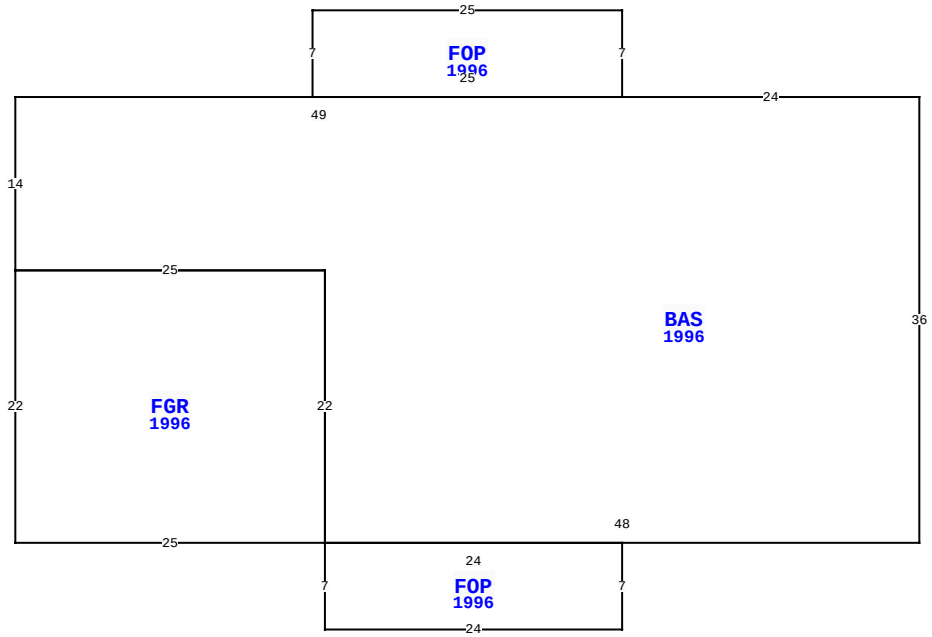
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,078	100	2,078	219,373
FGR	550	55	302	31,882
FOP	168	30	50	5,279
FOP	175	30	52	5,489
TOTALS	2,971		2,482	262,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,482	101.1408	126.43	313,799	1996	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2023 Heated Area: 2078 HX Base Yr 2023



241595 CR 121, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,022
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		360,022
SOH/AGL Deduction		409
ASSESSED VALUE		359,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,613
TOTAL JUST VALUE		360,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002593	REPAIR/RRF	13,000	02/15/2022
B9502492	NEW CONSTR	84,480	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0922	1/26/2022	WD	Q	I	01	385,000
GRANTOR: TOLOSI SANDRA E & MIC						
GRANTEE: DIAZ DAWN M						
0747/0909	12/29/1995	QC	U	I	10	100
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: TOLOSI SANDRA E & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 FOP=[YR=1996] N7 W25 S7 E25 $ W49 S14
FGR=[YR=1996] S22 E25 FOP=[YR=1996] S7 E24 N7 W24 $ N22 W25 $
E25 S22 E48 N36 $.

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	100	0004	OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.92 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/06/2024 BY SYS