IN OR 2715/1361
ESMT OR 1349/1363

JACKSON DONALD & DANA L/E/
31721 CR 121
HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

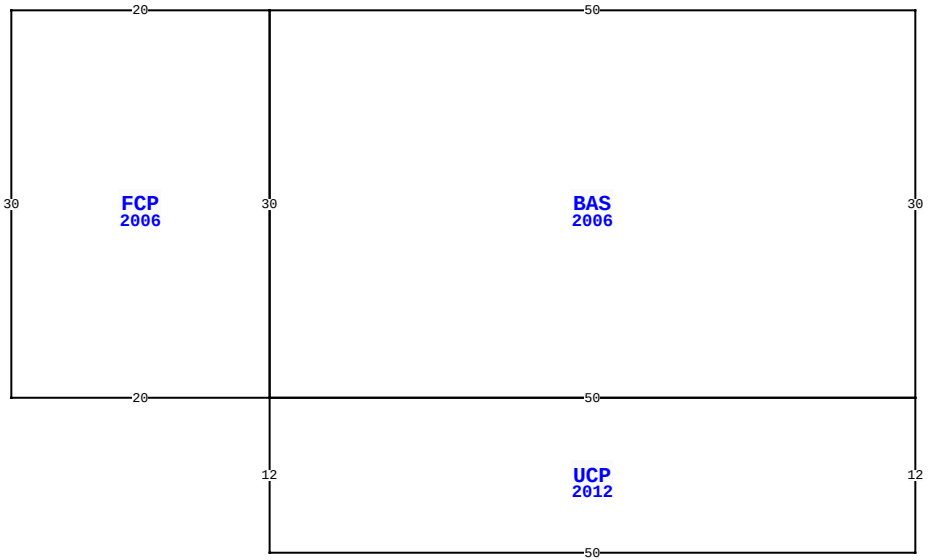
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	18,354
FCP	600	25	150	1,835
UCP	600	20	120	1,468
TOTALS	2,700		1,770	21,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,770	46.0000	16.10	28,497	2006	2006	0	0	0	24.00	76.00

1 GARAGE RES – 100% - 2008 Heated Area: 1500 HX Base Yr 2008



31721 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		366,073
TOTAL MARKET OB/XF VALUE		6,969
TOTAL LAND VALUE - MARKET		180,120
TOTAL MARKET VALUE		553,162
SOH/AGL Deduction		289,040
ASSESSED VALUE		264,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,122
TOTAL JUST VALUE		553,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16957	CO ISSUED	0	01/01/2006
B16957	NEW CONSTR	168,458	01/01/2006
E16554	ELEC OTHER	2,000	01/01/2006
M10901	MECH OTHER	0	01/01/2006
P10552	OTHER	0	01/01/2006
B16013	NEW CONSTR	9,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1361	6/03/2024	LE	U	I	11	100
GRANTOR: JACKSON DONALD & DANA						
GRANTEE: BURTON JENNIFER						
1308/0226	4/08/2005	WD	Q	V		85,250
GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: JACKSON DONALD & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W50 FCP=[YR=2006] W20 S30 E20 N30$ S30
UCP=[YR=2012] S12 E50 N12 W50$ E50 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	827.00	SF	5.20	5.20	100	2007	2007	3	88	3,784	

LAND DESCRIPTION

TOTAL OB/XF 6,969

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	9.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,120							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/06/2024 BY SYS

IN OR 2715/1361
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2024

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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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

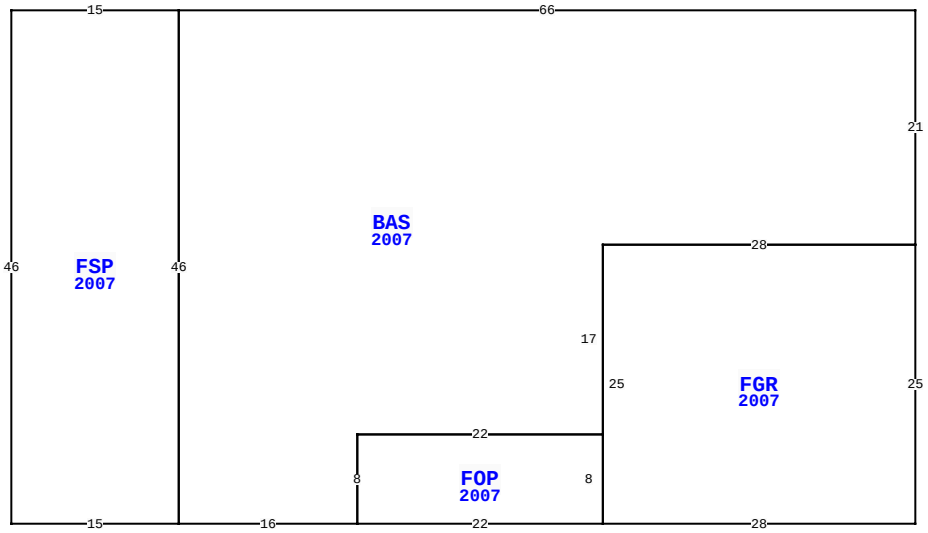
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	258,851
FGR	700	55	385	46,138
FOP	176	30	53	6,352
FSP	690	40	276	33,076
TOTALS	3,726		2,874	344,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,874	108.9460	136.18	391,381	2007	2007	0	0	0	12.00	88.00

2 SNGL FAM – 100% - 2008 Heated Area: 2160 HX Base Yr 2008



31721 CR 121, HILLIARD

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TOTAL JUST VALUE		553,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16014	FOUNDATION	12,000	09/01/2005
E15686	ELEC OTHER	0	09/01/2005
P09982	OTHER	0	09/01/2005
R08114	REPAIR/RRF	5,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: JACKSON DONALD & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66FSP=[YR=2007] W15S46E15
N46$S46E16FOP=[YR=2007] E22FGR=[YR=2007]
E28N25W28S25$N8W22S8$N8E22N17 E28N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/06/2024 BY SYS