PT SEC 37-3N-23E IN OR 2353/1809
ESMT IN OR 2552-909

GRUBBS JIMMY & VICKI
31168 CR 121
HILLIARD, FL 32046

2024

37-3N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

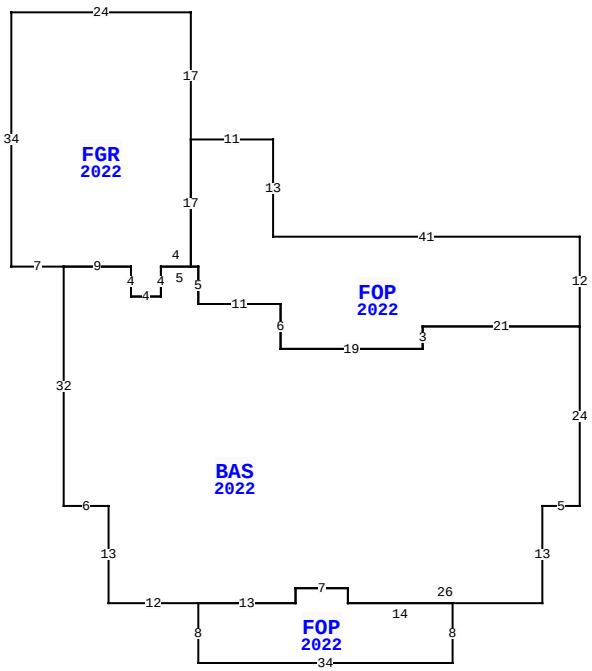
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,500	100	2,500	299,999
FGR	832	55	458	54,959
FOP	286	30	86	10,319
FOP	783	30	235	28,200
TOTALS	4,401		3,279	393,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,279	96.1400	120.18	394,070	2022	2022	0	0	0	0.15	99.85

1 SNGL FAM – 100% - 2023 Heated Area: 2500 HX Base Yr 2023



31168 CR 121, HILLIARD

BLD DATE	04/28/2009 DJ	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		416,799
TOTAL MARKET OB/XF VALUE		60,851
TOTAL LAND VALUE - MARKET		87,075
TOTAL MARKET VALUE		564,725
SOH/AGL Deduction		1,909
ASSESSED VALUE		562,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		512,816
TOTAL JUST VALUE		564,725
NCON VALUE		4,766
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008770	GAMEROOM BLDG	95,735	07/10/2023
23001244	CO ISSUED	0	01/27/2023
22006999	SWIM POOL	34,000	05/05/2022
22002567	GARAGE	44,910	02/15/2022
22000993	NEW CONSTR	465,049	01/18/2022
22000994	GARAGE	71,856	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1809	4/10/2020	WD	Q	I	01	62,500
GRANTOR: RATLIFF JERRY RAY						
GRANTEE: GRUBBS JIMMY & VICK						
2133/1833	7/18/2017	QC	U	I	11	100
GRANTOR: MCGUIRE JEWELL D						
GRANTEE: RATLIFF JERRY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W41 N13 W11 FGR=[YR=2022] N17 W24 S34 E7 BAS=[YR=2022] S32 E6 S13 E12 FOP=[YR=2022] S8 E34 N8 W14 N2 W7 S2 W13$ E13 N2 E7 S2 E26 N13 E5 N24 W21 S3 W19 N6 W11 N5 W5 S4 W4 N4 W9$ E9 S4 E4 N4 E4 N17$ S17 E1 S5 E11 S6 E19 N3 E21 N12$.

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	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	2001	2001	3	29	974	
2	0680	POLE SHED	0	100	50	30	1,500.00	SF	10.00	10.00	100	2022	2022	3	98	14,700	
3	0861	POOL GUNIT	1	100	28	13	364.00	SF	85.00	85.00	100	2023	2022		98	30,321	
4	0855	CONC PAVER	1	100	0	0	579.00	SF	10.00	10.00	100	2023	2022		100	5,790	
5	0811	CONCRETE B	1	100	0	0	827.00	SF	5.20	5.20	100	2023	2022		100	4,300	
6	0462	ST/AL FNC	1	100	0	0	456.00	SF	10.00	10.00	100	2024	2022		98	4,469	
7	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2022		99	297	

LAND DESCRIPTION

TOTAL OB/XF 60,851

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	3.87	AC		1.00	1.00	0.90	25,000.00	22,500.00	87,075							

REVIEW DATE 12/08/2023 BY WWX Total Acres: 3.87 Total Land Value: 87,075 Market: 0 Agricultural: 0 Common: 87,075 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 2552-909

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2024

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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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

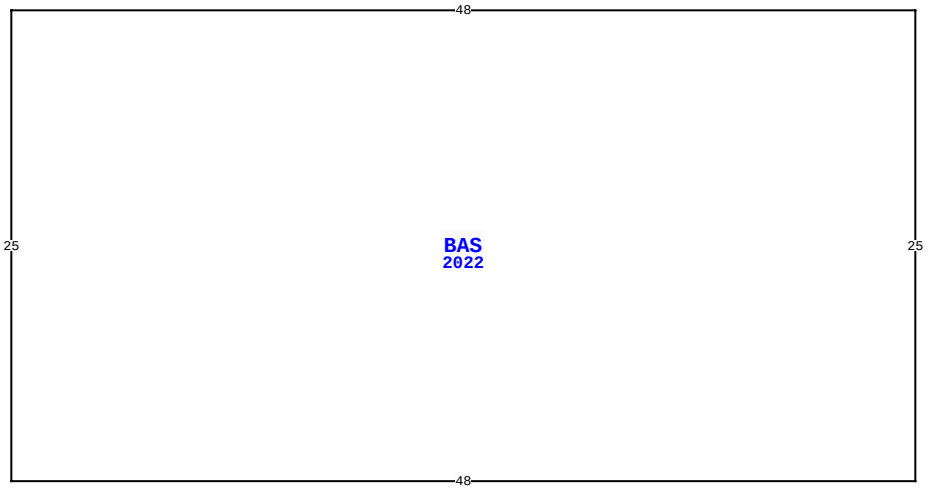
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



31168 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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NCON VALUE		4,766
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003301	MH MOVE-ON	0	11/01/2000
8698	MH MOVE-ON	12,000	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1809	4/10/2020	WD	Q	I	01	62,500
GRANTOR: RATLIFF JERRY RAY						
GRANTEE: GRUBBS JIMMY & VICK						
2133/1833	7/18/2017	QC	U	I	11	100
GRANTOR: MCGUIRE JEWELL D						
GRANTEE: RATLIFF JERRY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S25 E48 N25$.

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 12/08/2023 BY WWX Total Acres: 3.87 Total Land Value: 87,075 Market: 0 Agricultural: 0 Common: 87,075 PRINTED 08/06/2024 BY SYS