PT LOTS 25,26, & 27
IN OR 2533/120
CORNWALL SURVEY SUB PBK O/31

DIANA DEAN J & NATALIE
21303 PROMISED LAND WAY
HILLIARD, FL 32046-3346

2025

02-2N-23-2020-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

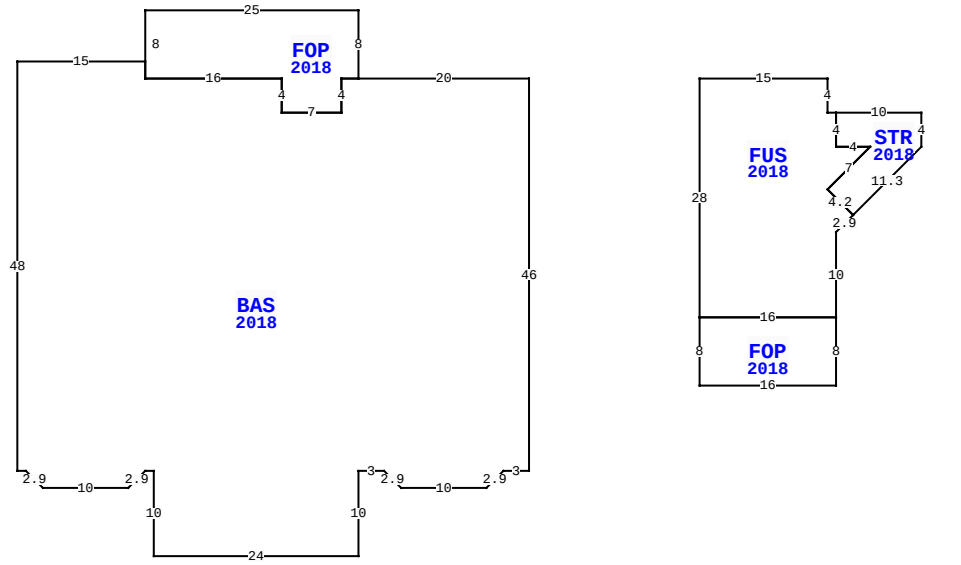
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,050	100	2018	3,050	475,741
FOP	128	30	2018	38	5,927
FOP	228	30	2018	68	10,607
FUS	455	100	2018	455	70,971
STR	79	10	2018	8	1,248
TOTALS	3,940			3,619	564,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,619	101.2500	159.98	578,968	2018	2018	0	0	0	2.50	97.50

2 SFR CUST – 100% - 2023 Heated Area: 3505 HX Base Yr



21303 N PROMISED LAND WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		615,327
TOTAL MARKET OB/XF VALUE		583
TOTAL LAND VALUE - MARKET		291,100
TOTAL MARKET VALUE		774,160
SOH/AGL Deduction		11,837
ASSESSED VALUE		762,323
TOTAL EXEMPTION VALUE	13	762,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		907,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001710	DEMOLITION	0	01/31/2022
17005315	NEW CONSTR	449,422	08/23/2017
B1632851	NEW CONSTR	404,022	08/31/2016
R12191	REPAIR/RRF	1,800	11/01/2009
9093	MH MOVE-ON	4,500	11/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0120	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						
2529/1241	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N8 W25 S8 E16 S4 E7 N4 E2$ W2 S4W7 N4 W16 N2 W15 S48 E1 D2 R2 E10 U2 R2 E1 S10 E24 N10 E3 D2 R2 E10 U2 R2 E3 N46$ PTR=E20 FUS=[YR=2018] E15 S4 E1 STR=[YR=2018] E10 S4 D8 L8 U3 L3 U5 R5 W4 N4$ S4 E4 D5 L5 D3 R3 D2 L2 S10 FOP=[YR=2018] S8 W16 N8 E16$ W16 N28 $ W20$.

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	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	27	583	

LAND DESCRIPTION

TOTAL OB/XF 583

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	7.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	152,100							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	525.00	525.00	3,150							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 05/12/2022 BY TWX Total Acres: 15.80 Total Land Value: 158,250 Market: 136,500 Agricultural: 3,650 Common: 154,600 PRINTED 07/30/2025 BY SYS

PT LOTS 25,26, & 27
IN OR 2533/120
CORNWALL SURVEY SUB PBK O/31

DIANA DEAN J & NATALIE
21303 PROMISED LAND WAY
HILLIARD, FL 32046-3346

2025

02-2N-23-2020-0025-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

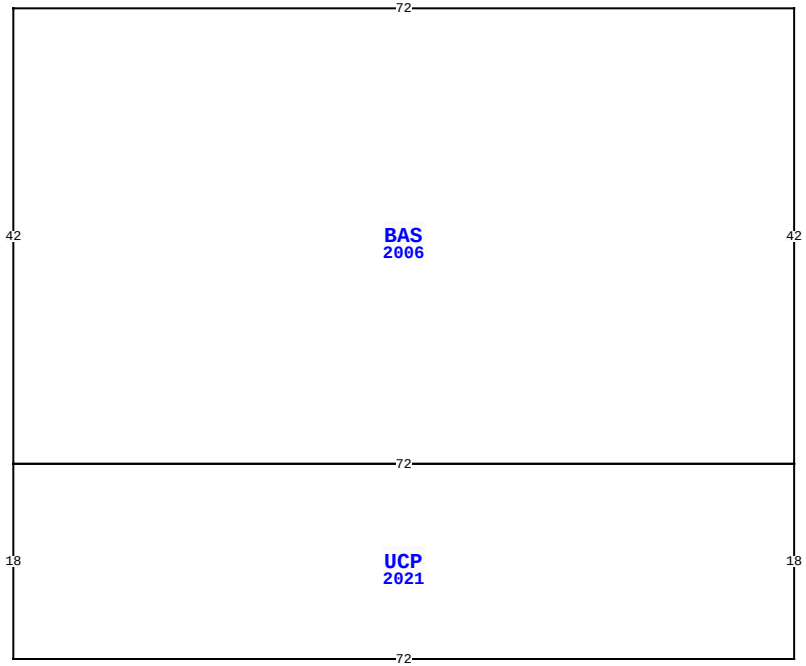
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,024	100	2006	3,024	46,822
UCP	1,296	20	2021	259	4,010
TOTALS	4,320			3,283	50,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	BD	NORM	% COND
6500	01	3,283	45.4940	16.83	55,253	2005	2005	0	0	-20	28.00	92.00

3 GARAGE RES – 100% - 2023 Heated Area: 3024 HX Base Yr



21303 N PROMISED LAND WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		615,327
TOTAL MARKET OB/XF VALUE		583
TOTAL LAND VALUE - MARKET		291,100
TOTAL MARKET VALUE		774,160
SOH/AGL Deduction		11,837
ASSESSED VALUE		762,323
TOTAL EXEMPTION VALUE	13	762,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		907,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0120	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						
2529/1241	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W72 S42 UCP=[YR=2021] S18 E72 N18 W72$ E72 N42$.

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 05/12/2022 BY TWX Total Acres: 15.80 Total Land Value: 158,250 Market: 136,500 Agricultural: 3,650 Common: 154,600 PRINTED 07/30/2025 BY SYS