



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	1993	2,276	274,306
FOP	90	30	1993	27	3,254
FOP	96	30	1993	29	3,495

TOTALS	2,462			2,332	281,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,960.00	SF	4.00
3	0200	BARN WD 0-	0	100	0	0	854.00	SF	20.00
4	0681	POLE SHED	0	100	0	0	431.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	278.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.78

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	126.8120	167.39	390,353	1973	1988	0	0	0	28.00	72.00
1 SNGL FAM - 100% - 2023 Heated Area: 2276 HX Base Yr 2023												
BAS 1993												
FOP 1993												
FOP 1993												

25171 CR 121, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0812	CONCRETE C	0	100	0	0	1,960.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,881	
3	0200	BARN WD 0-	0	100	0	0	854.00	SF	20.00	20.00	100	1975	1975	3	20	3,416	
4	0681	POLE SHED	0	100	0	0	431.00	SF	15.00	15.00	100	2003	2003	3	30	1,940	
5	0812	CONCRETE C	0	100	0	0	278.00	SF	4.00	4.00	100	2001	2001	3	79	878	

TOTAL OB/XF												
11,221												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		299,400	
TOTAL MARKET OB/XF VALUE		11,221	
TOTAL LAND VALUE - MARKET		80,100	
TOTAL MARKET VALUE		390,721	
SOH/AGL Deduction		108,365	
ASSESSED VALUE		282,356	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		231,634	
TOTAL JUST VALUE		390,721	
NCON VALUE		18,346	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006534	REPAIR/RRF	20,000	07/27/2020
6155	NEW CONSTR	10,500	08/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1831	6/24/2022	WD	Q	I	01	405,500	
GRANTOR: ROWELL DAVID WALTER							
GRANTEE: RABY KENENTH & ANN							
2335/1276	1/24/2020	SW	U	I	12	199,500	
GRANTOR: CERTIFICATEHOLDERS CW							
GRANTEE: ROWELL DAVID WALTER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FOP=[YR=1993] N6 W16 S6 E16\$ W16 N6 W22 S38 E21 FOP=[YR=1993] S5 E18 N5 W 18\$E 46 N 32 \$.									



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	25	MOD METAL 100				6500	01	800	63.2500	23.40	18,720	2022	2022	0	0	0	98.00	VALUATION BY		STANDARD									
Roof Structur	10	STEEL FRME 100				2 GARAGE RES - 100% - 2025												Heated Area: 800 HX Base Yr 2023											
Roof Cover	12	MODULAR MT 100				BAS 2024												Tax Group: 6		Tax Dist:						299,400			
Interior Wall	07	NONE 100																BUILDING MARKET VALUE		11,221									
Interior Floo	03	CONC FINSH 100																TOTAL MARKET OB/XF VALUE		80,100									
Air Condition	01	NONE 100																TOTAL LAND VALUE - MARKET		390,721									
Heating Type	01	NONE 100																TOTAL MARKET VALUE		108,365									
Bedrooms	0	100																SOH/AGL Deduction		282,356									
Bathrooms	0	100																ASSESSED VALUE		50,722									
Frame	05	STEEL 100																TOTAL EXEMPTION VALUE		231,634									
																		BASE TAXABLE VALUE		390,721									
																		NCON VALUE		18,346									
						INCOME VALUE		PREVIOUS YEAR MKT VALUE						332,982															