TRACT 2
1983 SEVI SW & 1994 MERI DW
IN OR 1496/1364

HORTON ROGER L & BARBARA A/
25339 COUNTY ROAD 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

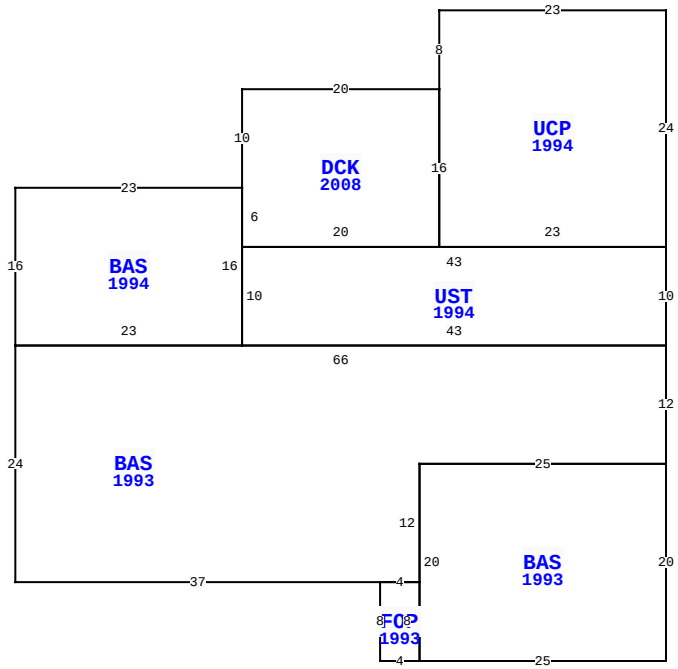
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	1993	500	38,737
BAS	1,284	100	1993	1,284	99,476
BAS	368	100	1994	368	28,510
DCK	320	10	2008	32	2,479
FOP	32	30	1993	10	775
UCP	552	20	1994	110	8,522
UST	430	45	1994	194	15,030
TOTALS	3,486			2,498	193,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	101.1840	101.18	252,748	1974	1974	0	0	0	23.43	76.57

1 SINGLE FAM – 100% - 0 Heated Area: 2152 HX Base Yr 2008



25339 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,875
TOTAL MARKET OB/XF VALUE		20,991
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		479,866
SOH/AGL Deduction		231,545
ASSESSED VALUE		248,321
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		192,599
TOTAL JUST VALUE		479,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013412	MH MOVE-ON	0	02/01/2001
94338	MH MOVE-ON	1,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/1364	5/03/2007	WD	Q	I	01	100
GRANTOR: HORTON PRESSON BARBAR						
GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W23 S8 DCK=[YR=2008] W20 S10 BAS=[YR=1994] W23 S16 BAS=[YR=1993] S24 E37 FOP=[YR=1993] S8 E4 BAS=[YR=1993] E25 N20 W25 S20 $ N8 W4 $ E4 N12 E25 N12 UST=[YR=1994] N10 W43 S10 E43$ W66$ E23 N16$ S6 E20 N16$ S16 E23 N24$.

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	0810	CONCRETE A	0	100	80	5	400.00	SF	6.50	6.50	100	1988	1988	3	52	1,352	
2	0510	GARAGE WD-	0	100	50	20	1,000.00	SF	24.85	24.85	100	1960	1960	3	20	4,970	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
4	0510	GARAGE WD-	0	100	27	12	324.00	SF	35.00	35.00	100	1985	1985	3	20	2,268	
5	0681	POLE SHED	0	100	50	10	500.00	SF	15.00	15.00	100	1980	1980	3	20	1,500	
6	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
7	1242	WD DECK A	0	100	15	9	135.00	SF	10.00	10.00	100	2003	2003	3	20	270	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
9	0820	WOOD WALK	0	100	17	4	68.00	SF	11.75	11.75	100	2003	2003	3	40	320	
10	0752	USP	0	100	10	9	90.00	SF	11.25	11.25	100	2003	2003	3	30	304	

TOTAL OB/XF 15,402

LAND DESCRIPTION

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	000100	C	RES	100	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 06/03/2024 BY WWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

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25339 COUNTY ROAD 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS

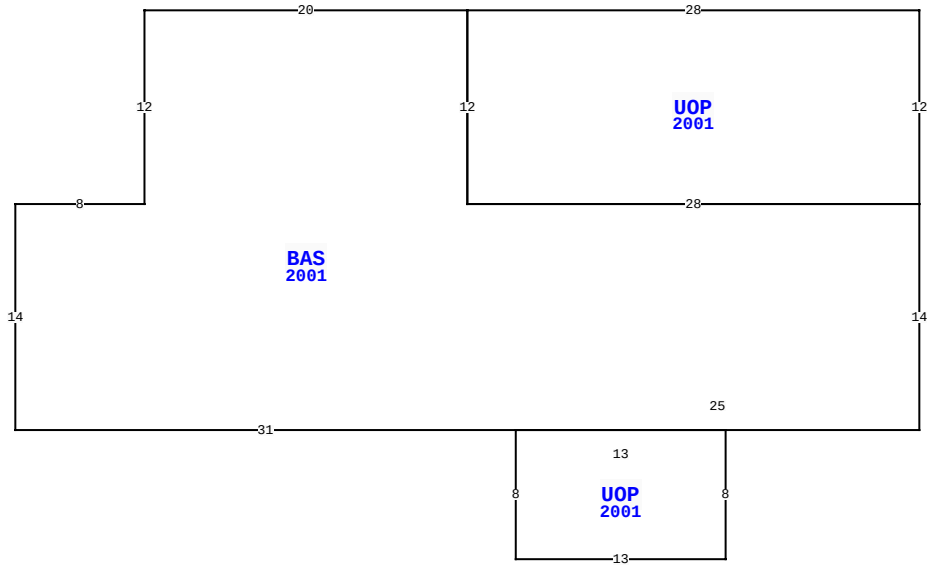
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,024	100	2001	1,024	20,791
UOP	104	25	2001	26	528
UOP	336	25	2001	84	1,706
TOTALS	1,464			1,134	23,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,134	84.6000	67.68	76,749	1983	1983	0	0	0	70.00	30.00

3 M/H 93- – 100% - 0 Heated Area: 1024 HX Base Yr 2008



25339 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 6	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		192,599
TOTAL JUST VALUE		479,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1364	5/03/2007	WD	Q	I	01	100
GRANTOR: HORTON PRESSON BARBAR						
GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W28 BAS=[YR=2001] W20 S12 W8 S14 E31
UOP=[YR=2001] S8 E13 N8 W13 $ E25 N14 W28 N12 $ S12 E28 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
11	0681	POLE SHED	0	0	9	8	72.00	SF	15.00	15.00	100	2008	2008	3	48	518	
12	0350	CARPORT WD	0	0	9	9	81.00	SF	13.00	13.00	100	2008	2008	3	31	326	
13	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	
14	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2008	2008	3	48	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,589

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

REVIEW DATE 06/03/2024 BY WWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

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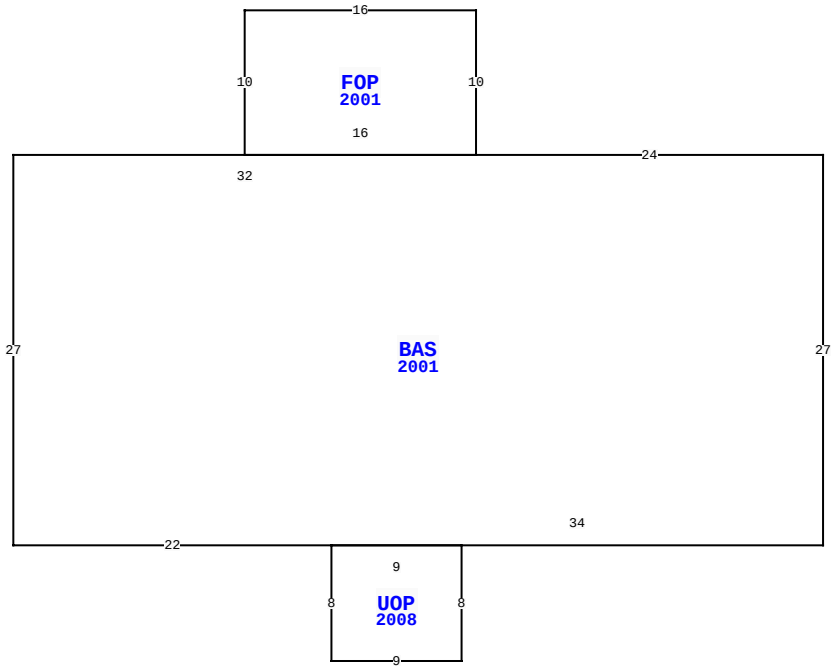
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2001	1,512	45,342
FOP	160	30	2001	48	1,439
UOP	72	25	2008	18	540
TOTALS	1,744			1,578	47,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,578	117.6000	99.96	157,737	1994	1994	0	0	0	70.00	30.00

4 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr 2008



25339 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTEE: HORTON ROGER L & BA						
0229/0551	1/01/1976	WD	Q	I		47,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FOP=[YR=2001] N10 W16 S10 E16 $ W32 S27 E22 UOP=[YR=2008] S8 E9 N8 W9$ E34 N27$.

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

REVIEW DATE 06/03/2024 BY WWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS