

**WARREN JAMES D & PEGGY A/
25505 COUNTY ROAD 121
HILLIARD, FL 32046**

03-2N-23-0000-0004-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 06 BD/BATTEN 80										0100 01 1,688 105.4000 105.40 177,915 1977 1987 0 0 25.90 74.10										Tax Group: 6 Tax Dist:									
Exterior Wall 16 WD FR STUC 20										1 SINGLE FAM - 100% - 0 Heated Area: 1428 HX Base Yr 1978										BUILDING MARKET VALUE 131,835									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 29,540									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 255,990									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET VALUE 212,055									
Interior Floo 14 CARPET 100																				SOH/AGL Deduction 96,443									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 115,612									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 64,890									
Bathrooms 2 100																				TOTAL JUST VALUE 417,365									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 392,893									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 1,428 100 1993 1,428 111,529																													
FSP 72 40 1993 29 2,265																													
FSP 96 40 1993 38 2,968																													
FST 96 55 1993 53 4,139																													
UGR 312 45 1993 140 10,934																													
TOTALS 2,004 1,688 131,835																													
EXTRA FEATURES										25505 CR 121, HILLIARD																			
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 1977 1977 3 38 1,330																													
2 0756 FEP 0 100 10 40 400.00 SF 11.88 11.88 100 1989 1989 3 20 950																													
3 0681 POLE SHED 0 100 19 21 399.00 SF 11.25 11.25 100 1977 1977 3 20 898																													
4 0810 CONCRETE A 0 100 0 0 171.00 SF 6.50 6.50 100 1987 1987 3 49.5 550																													
5 0511 GARAGE CB- 0 100 28 40 1,120.00 SF 40.00 40.00 100 1988 1988 3 52 23,296																													
6 0681 POLE SHED 0 100 16 23 368.00 SF 15.00 15.00 100 1989 1989 3 20 1,104																													
7 0300 BOAT DCK W 0 100 0 0 80.00 SF 30.00 30.00 100 2007 2007 3 44 1,056																													
8 0751 UOP 0 100 9 9 81.00 SF 10.00 10.00 100 2007 2007 3 44 356																													
LAND DESCRIPTION										TOTAL OB/XF 29,540																			
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																													
1 005000 C AGRICULTURAL 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
2 005500 A TIMBER 2 N S 0 OR 0.00 0.00 10.82 AC 1.00 1.00 1.00 525.00 525.00 5,680																													
3 009910 M MARKET VALUE 0 OR 0.00 0.00 10.82 AC 1.00 1.00 1.00 19,500.00 19,500.00 210,990																													
REVIEW DATE 04/13/2020 BY TWA										Total Acres: 11.82 Total Land Value: 50,680										Market: 210,990 Agricultural: 5,680 Common: 45,000 PRINTED 07/30/2025 BY SYS									