

PT OF W1/2 OF NW1/4
IN OR 2664/1346
EX 4-10

WILLIAMS RAHEEM M & RHONDA M
25223 CR 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,500	100	1993	1,500	180,234
FUS	600	100	1993	600	72,094
UOP	2,508	20	1993	502	60,319
UOP	2,028	20	2003	406	48,783
TOTALS	6,636			3,008	361,429

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0861	POOL GUNIT	0	100	13	26	338.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	482.00	SF	7.25
4	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50
5	1242	WD DECK A	0	100	0	0	115.00	SF	5.00
6	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50

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	4.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,008	107.0880	141.36	425,211	1989	1994	0	0	0	15.00	85.00	
1 SNGL FAM - 100% - 2024 Heated Area: 2100 HX Base Yr 2024													
8 8 58 50 30 30 38 38 66 66 UOP BAS 1993 UOP 1993 50 50 12 12 50 50 FUS 1993													
25223 CR 121, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/09/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		371,495	
TOTAL MARKET OB/XF VALUE		10,802	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		502,297	
SOH/AGL Deduction		118,755	
ASSESSED VALUE		383,542	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		332,820	
TOTAL JUST VALUE		502,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012845	REPAIR/RRF	11,000	12/18/2019
E25698	REMODEL	0	12/01/2012
R10168	REPAIR/RRF	3,000	03/01/2007
B951612	SWIM POOL	13,650	01/01/1995
5785	NEW CONSTR	93,656	06/05/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1346	8/22/2023	WD	Q	I	01	575,000
GRANTOR: HARTLEY HOWARD III &						
GRANTEE: WILLIAMS RAHEEM M &						
2358/0975	5/01/2020	QC	U	I	11	5,000
GRANTOR: FAIRCLOTH SABRINA L &						
GRANTEE: HARTLEY HOWARD III						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993;ORIG=-66,8] S38 E66 N38 W8 W58 \$									
UOP=[YR=2003;ORIG=0,0] W66 S8 E8 S30 E50 N30 E8 N8 \$									
BAS=[YR=1993;ORIG=-8,8] S30 W50 N30 E50 \$									
FUS=[YR=1993;ORIG=10,10] E50 S12 W50 N12 \$									
PTR=[ORIG=0,0] E15 W15 \$									

LAND DESCRIPTION									
TOTAL OB/XF									
10,802									
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	4.00

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