W1/2 OF NW1/4
IN OR 2394/422

SMILEY MARY L L/E/
25255 CR 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

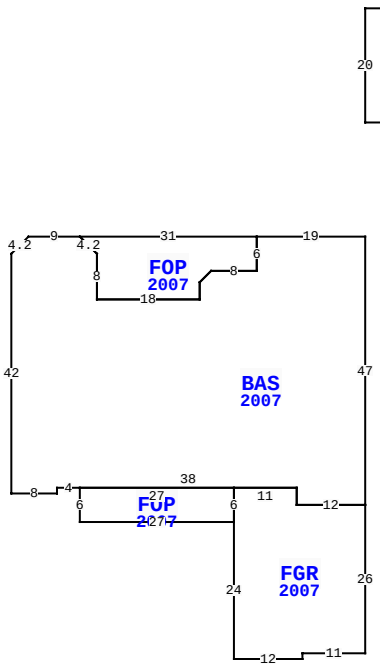
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,503	100	2007	2,503	314,652
FGR	643	55	2007	354	44,501
FOP	162	30	2007	49	6,160
FOP	265	30	2007	80	10,057
FUS	420	100	2007	420	52,798
TOTALS	3,993			3,406	428,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,406	108.1000	142.69	486,002	2007	2007	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2008 Heated Area: 2923 HX Base Yr 2008



25255 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		428,168
TOTAL MARKET OB/XF VALUE		25,239
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		498,407
SOH/AGL Deduction		265,129
ASSESSED VALUE		233,278
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		177,556
TOTAL JUST VALUE		498,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007133	ROOF	19,000	06/02/2023
B1530241	CARPORT	2,000	04/01/2015
M12702	MECH OTHER	0	02/01/2007
E18609	CHNGE SRVC	0	01/01/2007
P12017	OTHER	0	01/01/2007
C19253	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0422	9/22/2020	LE	U	I	11	100
GRANTOR: SMILEY MARY L						
GRANTEE: FAIRCLOTH SABRINA L						
1450/1774	10/10/2006	QC	Q	V	06	100
GRANTOR: FAIRCLOTH SABRINA L &						
GRANTEE: SMILEY JOHN D & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FOP=[YR=2007] W31 D3 R3 S8 E18 N3 U2 R2 E8 N6$ S6 W8 L2 D2 S3 W18 N8 L3 U3 W9 L3 D3 S42 E8 N1 E4 FOP=[YR=2007] S6 E27 FGR=[YR=2007] S24 E12 N1 E11 N26 W12 N3 W11 S6$ N6 W27$ E38 S3 E12 N47$ PTR=N20 FUS=[YR=2007] N20 E21 S20 W21$ S20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	4,487.00	SF	4.00	4.00	100	2007	2007	3	87	15,615	
3	1127	BRICK 8"	0	100	0	0	35.00	SF	5.50	5.50	100	2007	2007	3	96	185	
4	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2007	2007	3	44	3,942	
5	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	2015	2015	3	95	2,347	

LAND DESCRIPTION

TOTAL OB/XF 25,239

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS