



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality		05 Quality Level 05			
DOR CODE		6000 PASTURELAND 1			
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	1,953	100	2005	1,953	147,460
FCP	294	25	2005	74	5,587
FOP	216	30	2005	65	4,908
FST	154	55	2005	85	6,418
UDG	330	55	2005	182	13,742
TOTALS	2,947			2,359	178,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,359	106.7220	106.72	251,752	1969	1969	0	0	29.25	70.75
1 SINGLE FAM - 100% - 2018				Heated Area: 1953				HX Base Yr 2018			
				BLD DATE				LGL DATE			
								05/09/2025			
								11/04/2024			
								KBA			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		178,115			
TOTAL MARKET OB/XF VALUE		58,272			
TOTAL LAND VALUE - MARKET		269,565			
TOTAL MARKET VALUE		387,432			
SOH/AGL Deduction		141,055			
ASSESSED VALUE		246,377			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		195,655			
TOTAL JUST VALUE		505,952			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		436,289			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001632	GARAGE	46,415	02/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/1725	11/10/2016	WD	Q	I	01	205,000
GRANTOR: SMITH RYAN G & MELANA						
GRANTEE: CURRY KATHERINE LYN						
2076/0275	10/01/2016	QC	U	I	11	100
GRANTOR: ANDREU MELVIN A						
GRANTEE: SMITH RYAN G & MELANA						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2005] W5 N1 W9 S1 W5 S8 W50 FST=[YR=2005] W11 S14						
FCP=[YR=2005] S14 E21 N14 W21\$ E11 N14\$ S14 E10 S14						
FOP=[YR=2005] S9 E24 N9 W24\$ E59 N36\$ PTR=N15 UDG=[YR=2005] N22 E15 S22 W15\$ S15\$.						

EXTRA FEATURES										32132 CR 121, HILLIARD		XF DATE INC DATE		LAND DATE AG DATE		05/09/2023 11/04/2024		MLU KBA	
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	0810	CONCRETE A	0	100	0	0	127.00	SF	6.50	6.50	100	1992	1992	3	62	512			
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	24.85	24.85	100	1975	1975	3	20	2,386			
3	0681	POLE SHED	0	100	20	27	540.00	SF	15.00	15.00	100	1975	1975	3	20	1,620			
4	0681	POLE SHED	0	100	52	38	1,976.00	SF	15.00	15.00	100	1991	1991	3	20	5,928			
5	0681	POLE SHED	0	100	20	25	500.00	SF	15.00	15.00	100	2008	2008	3	48	3,600			
6	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	52.50	52.50	100	2017	2017	3	81	44,226			

LAND DESCRIPTION						TOTAL OB/XF										58,272									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	39,000								
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,565								
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000								
REVIEW DATE		01/14/2021		BY WWA		Total Acres: 11.67			Total Land Value: 151,045			Market: 120,000			Agricultural: 1,480			Common: 149,565			PRINTED 07/30/2025 BY SYS				