PT OF S1/2
PARCEL A IN OR 2769/169
ESMT OR 1393/1652

WALTERS ASHLEY DIANNE
31599 CR 121
HILLIARD, FL 32046

2025

04-3N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 75
Interior Floo	01	NONE 25
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04

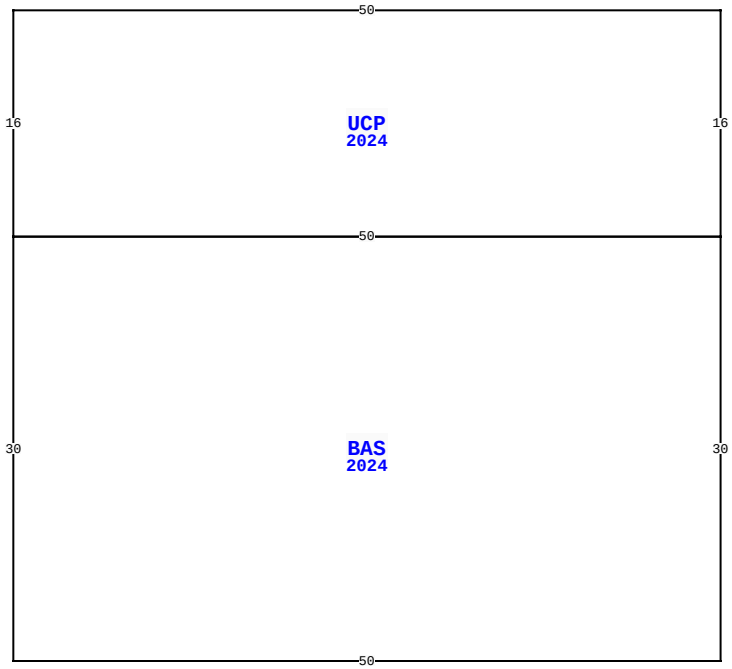
DOR CODE 6000 PASTURELAND 1
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	18,155
UCP	800	20	2024	160	1,936
TOTALS	2,300			1,660	20,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,660	47.5125	12.35	20,501	2023	2023	0	0	0	2.00	98.00

1 BARNS – 0% - 2024 Heated Area: 1500 HX Base Yr



OFF CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,091
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,150
TOTAL MARKET VALUE	91,153
SOH/AGL Deduction	36,690
ASSESSED VALUE	54,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,463
TOTAL JUST VALUE	141,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/169	2/10/2025	WD	Q	I	05	150,000
GRANTOR: GUYNN FLOYD RANDALL						
GRANTEE: WALTERS ASHLEY DIAN						
0734/0138	7/18/1995	QC	Q	V	01	100
GRANTOR: GUYNN JOHN FLOYD						
GRANTEE: GUYNN FLOYD RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E50 S30 W50 N30 $
UCP=[YR=2024;ORIG=10,-6] E50 S16 W50 N16 $
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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
1	000100	C	RES	0		OR			2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	370.00	370.00	851							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	190.00	190.00	211							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.41	AC		1.00	1.00	0.50	30,000.00	15,000.00	51,150							

REVIEW DATE 06/25/2024 BY KBA Total Acres: 5.41 Total Land Value: 71,062 Market: 51,150 Agricultural: 1,062 Common: 70,000 PRINTED 07/30/2025 BY SYS