IN OR 665/180 & OR 434/556
PARCELS 15-5 & 15-11

ROBINSON HUGH W & LINDA M
23928 COUNTY ROAD 121
HILLIARD, FL 32046

2025

10-2N-23-0000-0015-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

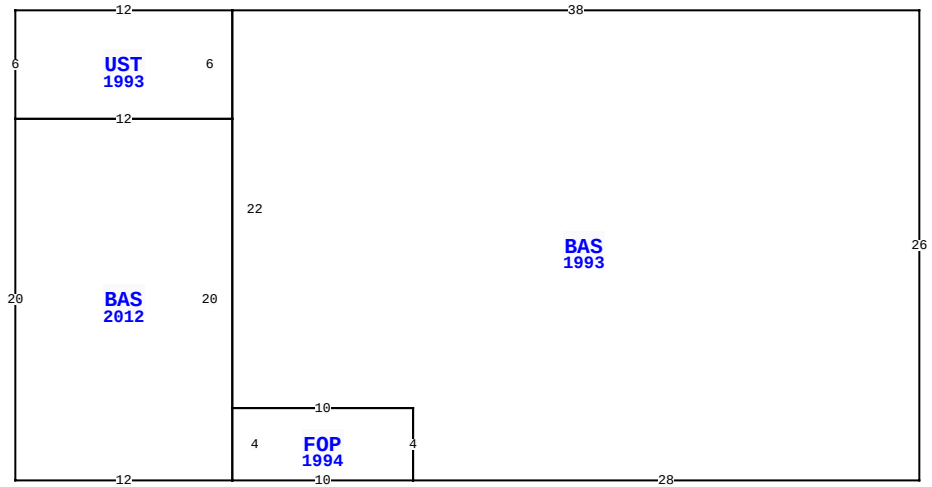
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	948	100	1993	948	45,903
BAS	240	100	2012	240	11,621
FOP	40	30	1994	12	581
UST	72	45	1993	32	1,549
TOTALS	1,300			1,232	59,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	85.7010	85.70	105,582	1985	1991	0	10	0	33.50	56.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1188 HX Base Yr



23928 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,654
TOTAL MARKET OB/XF VALUE		17,436
TOTAL LAND VALUE - MARKET		272,215
TOTAL MARKET VALUE		151,134
SOH/AGL Deduction		59,904
ASSESSED VALUE		91,230
TOTAL EXEMPTION VALUE	13	91,230
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972048	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0665/0180	8/14/1992	WD	U	I	10	22,000
GRANTOR: EDGINGTON WM LARRY						
GRANTEE: ROBINSON HUGH & LIN						
0245/0639	8/01/1977	AD	U	V		22,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UST=[YR=1993] W12 S6 BAS=[YR=2012] S20 E12 FOP=[YR=1994] E10 N4 W10 S4$ N20 W12$ E12 N6$ S22 E10 S4 E28 N26$.

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	0200	BARN WD 0-	0	100	0	0	1,080.00	SF	20.00	20.00	100	1980	1980	3	20	4,320	
2	0940	SHEDS/PORT	0	100	0	0	42.00	SF	30.00	30.00	100	1980	1980	3	20	252	
3	0940	SHEDS/PORT	0	100	0	0	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,436

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.37	AC		1.00	1.00	1.00	390.00	390.00	4,044							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.37	AC		1.00	1.00	1.00	19,500.00	19,500.00	202,215							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 12.37 Total Land Value: 74,044 Market: 202,215 Agricultural: 4,044 Common: 70,000 PRINTED 07/30/2025 BY SYS