



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09

Quality	01 Quality Level 01		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

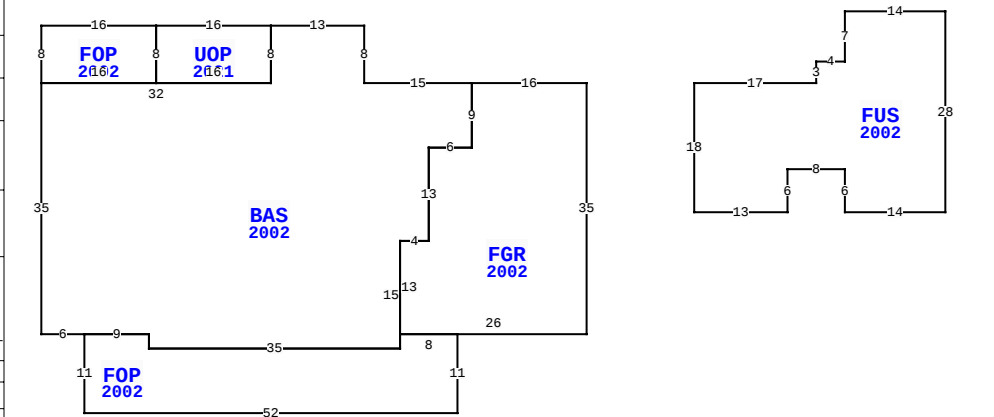
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2002	2,066	209,955
FGR	768	55	2002	422	42,885
FOP	128	30	2002	38	3,861
FOP	502	30	2002	151	15,345
FUS	734	100	2002	734	74,592
UOP	128	20	2021	26	2,642
TOTALS	4,326			3,437	349,281

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00

TOTAL OB/XF																
8,763																

REVIEW DATE	12/09/2021	BY	TW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,437	91.5768	120.88	415,465	2002	2002	0	0
1 SNGL FAM - 100% - 2003									
Heated Area: 2800									
HX Base Yr 2003									



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU
23550 CR 121, HILLIARD			

TOTAL OB/XF																
8,763																

TOTAL OB/XF																
8,763																

Total Acres: 3.00	Total Land Value: 90,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		380,259	
TOTAL MARKET OB/XF VALUE		8,763	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		479,022	
SOH/AGL Deduction		235,865	
ASSESSED VALUE		243,157	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		192,435	
TOTAL JUST VALUE		479,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011576	GARAGE	88,872	11/23/2020
B0108050	NEW CONSTR	139,843	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/1373	11/16/2000	WD	Q	V	01	18,700
GRANTOR: KING RICHARD H & CARO						
GRANTEE: KING DAVID R & CRYSTAL						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FGR=[YR=2002] W16 BAS=[YR=2002] W15 N8 W13 UOP=[YR=2021] W16 FOP=[YR=2002] W16 S8 E16 N8\$ S8 E16 N8\$ S8 W32S35 E6 FOP=[YR=2002] S11 E52 N11 W8 S2 W35 N2 W9\$ E9 S2 E35 N15 E4 N13 E6 N9\$ S9 W6 S13 W4 S13 E26 N35\$ PTR=E15 FUS=[YR=2002] E17 N3 E4 N7 E14 S28 W14 N6 W8 S6 W13 N18\$ W15\$.																

**KING DAVID R & CRYSTAL D/
23550 COUNTY ROAD 121
HILLIARD, FL 32046**

10-2N-23-0000-0015-0250

[illegible]