

TRACT 1  
IN OR 2680/1215  
EDGINGTON SUB UNR

TIPTON LAWRENCE JOSEPH L/E/  
23452 COUNTY ROAD 121  
HILLIARD, FL 32046

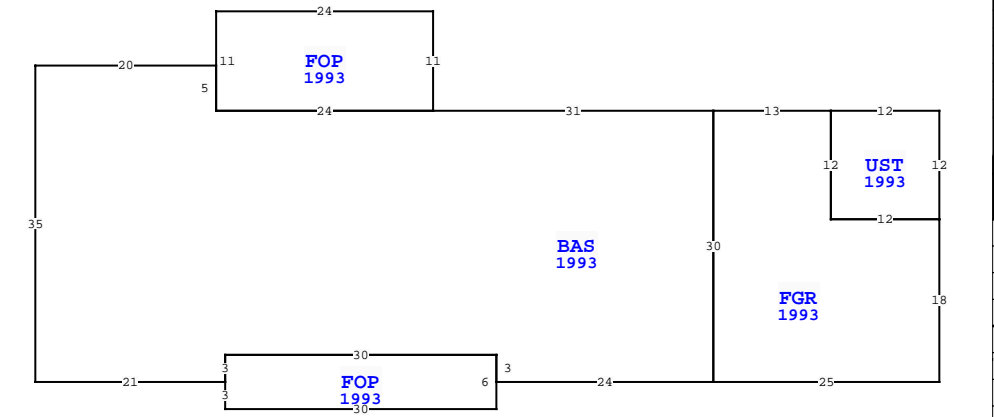
2025

10-2N-23-1900-0001-0000



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 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,791	89.5968	118.27	330,092	1978	1988	0	0	24.85	75.15



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		248,064	
TOTAL MARKET OB/XF VALUE		9,219	
TOTAL LAND VALUE - MARKET		71,050	
TOTAL MARKET VALUE		328,333	
SOH/AGL Deduction		180,788	
ASSESSED VALUE		147,545	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		96,823	
TOTAL JUST VALUE		328,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,778	

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	2,260	100	1993	2,260	200,868
FGR	606	55	1993	333	29,597
FOP	180	30	1993	54	4,800
FOP	264	30	1993	79	7,021
UST	144	45	1993	65	5,778
TOTALS	3,454			2,791	248,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514363	REPAIR/RRF	11,990	04/15/2015
4162	N/A	7,700	06/10/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1215	11/20/2023	WD	U	I	11	100
GRANTOR: TIPTON LAWRENCE JOSEPH						
GRANTEE: TIPTON JOSEPH LAWRENCE						
1187/0160	11/06/2003	QC	Q	I	01	100
GRANTOR: TIPTON LUANN C						
GRANTEE: TIPTON LARRY J						

EXTRA FEATURES															23452 CR 121, HILLIARD	
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0861	POOL GUNIT	0	100	15	375.00	SF	85.00	85.00	100	1987	1987	3	20	6,375	
3	0845	KOOL DECK	0	100	3	282.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,012	
4	0912	SCRN RM G	0	100	0	108.00	SF	20.00	20.00	100	1987	1987	3	20	432	
<b>TOTAL OB/XF</b>															<b>9,219</b>	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/07/2025	MLU

BUILDING NOTES	
UST=[YR=1993] W12 FGR=[YR=1993] W13 BAS=[YR=1993] W31	
FOP=[YR=1993] N11 W24 S11 E24\$ W24 N5 W20 S35 E21	
FOP=[YR=1993] S3 E30 N6 W30 S3\$ N3 E30 S3 E24 N30\$ S30 E25	
N18 W12 N12\$ S12 E12 N12\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,050							