PT GOVT LOTS 1 & 2 PAR 2
IN OR 2627/1615
ESMT PT OR 1861/825

THOMPSON KAYLEE/BAUMGARTNER DAVID
241981 CR 121
HILLIARD, FL 32046

2025

14-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

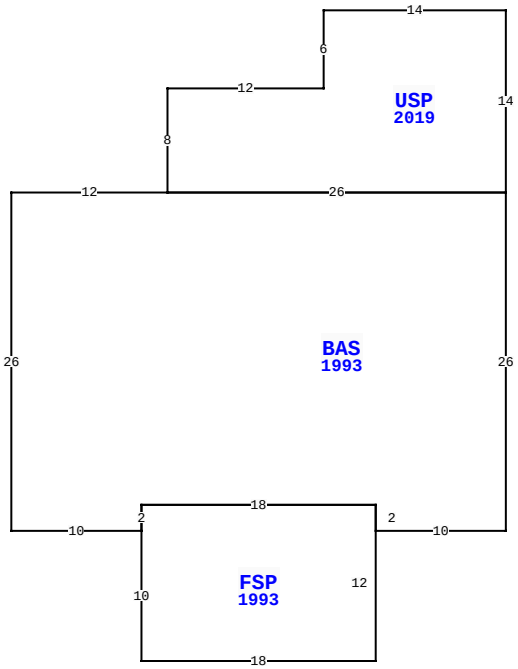
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	123,214
FSP	216	40	1993	86	11,131
USP	292	30	2019	88	11,390
TOTALS	1,460			1,126	145,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	139.9200	139.92	157,550	1958	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2024 Heated Area: 952 HX Base Yr



241981 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	145,734
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	191,034
SOH/AGL Deduction	3,604
ASSESSED VALUE	187,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,430
TOTAL JUST VALUE	191,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004719	NEW ROOF	305,196	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1615	3/28/2023	WD	Q	I	01	200,000
GRANTOR: HOLLAND JORDAN T						
GRANTEE: THOMPSON KAYLEE						
2610/1864	7/23/2021	WD	U	I	11	100
GRANTOR: MUSGROVE AARON & MELA						
GRANTEE: HOLLAND JORDAN T						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W14 S6 W12 S8 BAS=[YR=1993] W12 S26 E10 FSP=[YR=1993] S10 E18 N12 W18 S2$ N2 E18 S2 E10 N26 W26$ E26 N14$.

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	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2009	2009	3	35	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0004	OR	0.00	0.00	0.64	AC		1.00	1.00	1.50	45,000.00	67,500.00	43,200							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 0.64 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/30/2025 BY SYS