IN OR 1476/491
ESMT IN OR 726/1105

WAITE RONALD W & ISBILL-WAITE JENNIFER L
241965 CR 121
HILLIARD, FL 32046-7419

2025

14-4N-23-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

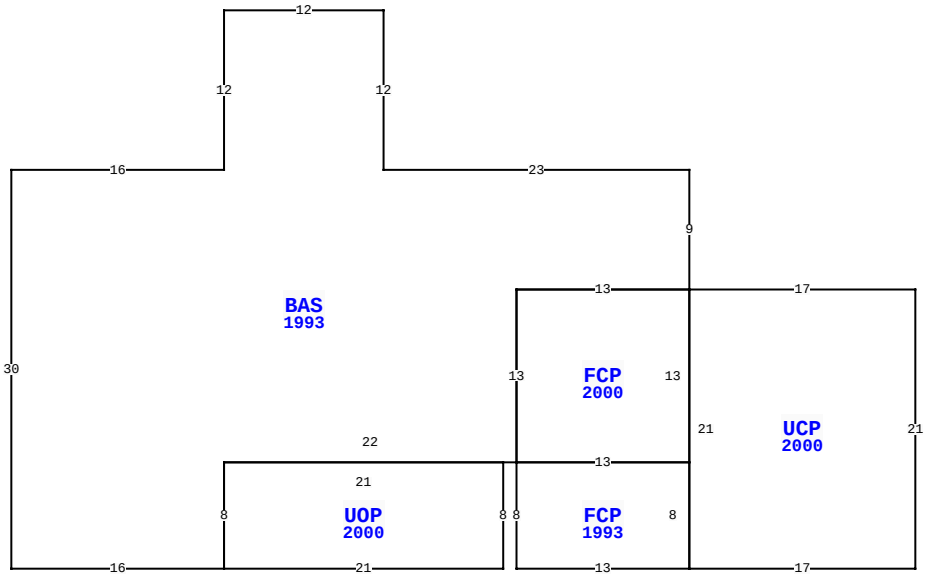
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1993	1,225	65,923
FCP	104	25	1993	26	1,399
FCP	169	25	2000	42	2,260
UCP	357	20	2000	71	3,821
UOP	168	20	2000	34	1,829
TOTALS	2,023			1,398	75,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	82.1600	82.16	114,860	1952	1960	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1225 HX Base Yr 2009



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

241965 CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,369
TOTAL MARKET OB/XF VALUE		1,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		133,134
SOH/AGL Deduction		82,919
ASSESSED VALUE		50,215
TOTAL EXEMPTION VALUE	HX HB	25,215
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0491	2/02/2007	WD	Q	I	05	75,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: WAITE RONALD W & JE						
1436/1959	8/14/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N12 W12 S12 W16 S30 E16 UOP=[YR=2000] E21 N8 W21 S8$ N8 E22 FCP=[YR=1993] S8 E13 UCP=[YR=2000] E17 N21 W17 FCP=[YR=2000] W13 S13 E13 N13$ S21$ N8 W13$ N13 E13 N9$.

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	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	100	1995	1995	3	20	1,056	
2	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	1970	1970	3	20	709	

LAND DESCRIPTION

TOTAL OB/XF 1,765

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

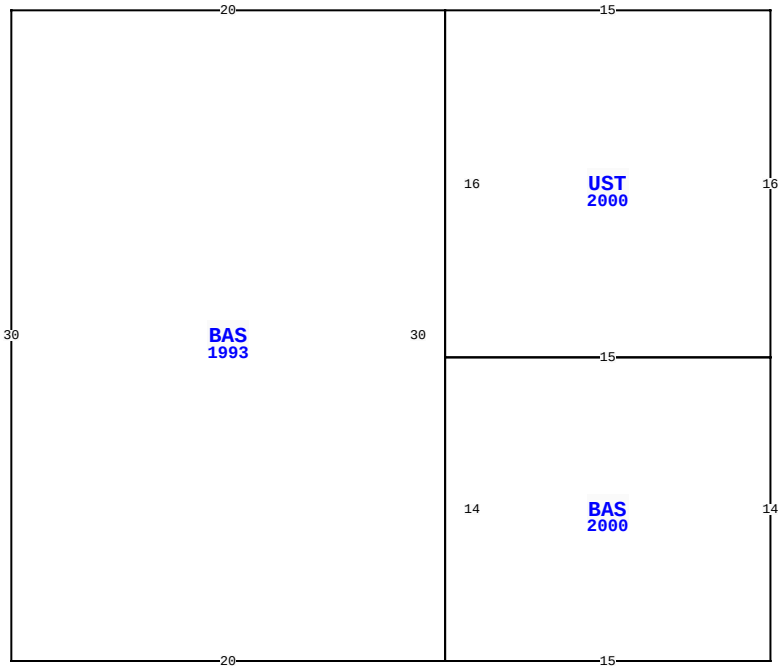
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	7,278
BAS	210	100	2000	210	2,548
UST	240	45	2000	108	1,310
TOTALS	1,050			918	11,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	918	65.5560	24.26	22,271	1962	1962	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2009 Heated Area: 810 HX Base Yr 2009



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GRANTEE: WAITE RONALD W & JE						
1436/1959	8/14/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2000] W15 BAS=[YR=1993] W20 S30 E20 BAS=[YR=2000] E15 N14 W15 S14$ N30$ S16 E15 N16$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS