



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	2,051	100	1996	2,051	209,449
BAS	315	100	2007	315	32,168
FEP	279	80	2007	223	22,773
FGR	650	55	1996	358	36,559
FOP	186	30	1996	56	5,719

TOTALS	3,481			3,003	306,668
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0511	GARAGE CB-	0 100	24 26	624.00
2	0812	CONCRETE C	0 100	0 0	1,589.00
3	0500	FP-PRE FAB	0 100	0 0	1.00
4	0861	POOL GUNIT	0 100	0 0	420.00
5	0845	KOOL DECK	0 100	0 0	822.00
6	0812	CONCRETE C	0 100	0 0	1,960.00
7	0681	POLE SHED	0 100	32 18	576.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.13

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,003	92.6532	122.30	367,267	1996	2002	0	0	0 16.50	83.50
1 SNGL FAM - 100% - 2004 Heated Area: 2366 HX Base Yr 2004											
241951 CR 121, HILLIARD											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/07/2025 MLU					

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	0511	GARAGE CB-	0 100	24 26	624.00	SF	40.00	40.00	100	1995	1995	3	68	16,973	
2	0812	CONCRETE C	0 100	0 0	1,589.00	SF	4.00	4.00	100	1996	1996	3	70	4,449	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
4	0861	POOL GUNIT	0 100	0 0	420.00	SF	85.00	85.00	100	2003	2003	3	29	10,353	
5	0845	KOOL DECK	0 100	0 0	822.00	SF	7.25	7.25	100	2003	2003	3	82	4,887	
6	0812	CONCRETE C	0 100	0 0	1,960.00	SF	4.00	4.00	100	2014	2014	3	94	7,370	
7	0681	POLE SHED	0 100	32 18	576.00	SF	15.00	15.00	100	2025	2022	3	95	8,208	

TOTAL OB/XF													54,935		
L N	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
04	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	35,000.00	35,000.00				
Total Acres: 2.13		Total Land Value: 74,550				Market: 0				Agricultural: 0					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										356,297	
TOTAL MARKET OB/XF VALUE										54,935	
TOTAL LAND VALUE - MARKET										74,550	
TOTAL MARKET VALUE										485,782	
SOH/AGL Deduction										213,443	
ASSESSED VALUE										272,339	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										221,617	
TOTAL JUST VALUE										485,782	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										452,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010367	REPAIR/RRF	13,800	10/12/2018
B1328093	ADDITION	55,519	12/01/2013
B17713	ADDITION	25,000	08/01/2006
M11906	MECH OTHER	0	08/01/2006
E0311257	SWIM POOL	0	01/06/2003
B952367	NEW CONSTR	105,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1133/0319	4/29/2003	WD U	I			166,000	
GRANTOR: JOHNSON EDESEL F & VAL							
GRANTEE: TILLEY THOMAS B & R							
0748/1014	1/11/1996	WD U	I	07		100	
GRANTOR: HADDOCK JOSEPH & LORR							
GRANTEE: JOHNSON EDESEL & VAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W24 S5 FEP=[YR=2007] W31 BAS=[YR=2007] N15 W15 S21 E15 N6\$ S10 E18 N1 E2 N2 E9 S2 E2 N9\$ S9 W2 N2 W9 S2 W2 S1 W18 N4 W15 S34 E14 FOP=[YR=1996] S6 E31 FGR=[YR=1996] E25 N26 W25 S26 \$ N6 W31 \$ E31 N20 E25 N25 \$.											

[illegible]