

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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	
0100	01	2,130	106.8200	106.82	227,527	1988	1988	0	0	25.80	74.20	

1 SINGLE FAM - 100% - 0
 Heated Area: 1712
 HX Base Yr 1983

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	168,825			
TOTAL MARKET OB/XF VALUE	4,978			
TOTAL LAND VALUE - MARKET	96,600			
TOTAL MARKET VALUE	270,403			
SOH/AGL Deduction	135,093			
ASSESSED VALUE	135,310			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	84,588			
TOTAL JUST VALUE	270,403			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	249,557			

Quality	03	Quality Level 03			
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	1,712	100	1993	1,712	135,694
FGR	453	55	1993	249	19,736
FOP	144	30	1993	43	3,408
FSP	196	40	1993	78	6,182
FST	88	55	1993	48	3,804
TOTALS	2,593			2,130	168,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0322/0712	10/01/1980	MS	U	V		11,000
GRANTOR:						
GRANTEE:						
0261/0617	3/01/1978	MD	Q	V		4,500
GRANTOR:						
GRANTEE:						

23258 CR 121, HILLIARD	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES														
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 0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3 62	2,170	
2	0812	CONCRETE C	0	100 0 0	1,350.00	SF	4.00	4.00	100	1988	1988	3 52	2,808	

BUILDING NOTES												

BUILDING DIMENSIONS												
FST=[YR=1993] W10 BAS=[YR=1993] W2 N1 W7 S1 W13 FSP=[YR=1993] N14 W14 S14 E14 \$ W42 S31 E29 FOP=[YR=1993] S4 E24 N4 FGR=[YR=1993] E21 N24 W4 S3 W17 S21\$ N2 W24 S2\$ N2 E24 N19 E11 N10\$ S10 E6 N3 E4 N7\$.												

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	2.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,600								