



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 Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,084	100	1993	2,084	204,456
FGR	560	55	1993	308	30,217
FOP	114	30	1993	34	3,336
FOP	420	30	1993	126	12,361
UOP	189	20	2015	38	3,728

TOTALS	3,367			2,590	254,098
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
2	0510	GARAGE WD-	0 100	23	32	736.00	SF	24.85	24.85	100	1980
3	0812	CONCRETE C	0 100	0	0	4,398.00	SF	4.00	4.00	100	1984
4	0681	POLE SHED	0 100	32	16	512.00	SF	15.00	15.00	100	2008
5	0350	CARPORT WD	0 100	21	17	357.00	SF	13.00	13.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	3.83	AC	1.00

REVIEW DATE	04/13/2020	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,590	95.9040	126.59	327,868	1984	1994	0	0	0 22.50	77.50
1 SNGL FAM - 100% - 2016											
Heated Area: 2084											
HX Base Yr 2016											

23414 CR 121, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1984	1984	3	54	1,890	
2	0510	GARAGE WD-	0 100	23	32	736.00	SF	24.85	24.85	100	1980	1980	3	20	3,658	
3	0812	CONCRETE C	0 100	0	0	4,398.00	SF	4.00	4.00	100	1984	1984	3	41	7,213	
4	0681	POLE SHED	0 100	32	16	512.00	SF	15.00	15.00	100	2008	2008	3	48	3,686	
5	0350	CARPORT WD	0 100	21	17	357.00	SF	13.00	13.00	100	2000	2000	3	20	928	

TOTAL OB/XF											
17,375											

Total Acres: 3.83	Total Land Value: 114,900	Market: 0	Agricultural: 0	Common: 114,900
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		254,098	
TOTAL MARKET OB/XF VALUE		17,375	
TOTAL LAND VALUE - MARKET		114,900	
TOTAL MARKET VALUE		386,373	
SOH/AGL Deduction		174,195	
ASSESSED VALUE		212,178	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		161,456	
TOTAL JUST VALUE		386,373	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1989/0843	6/26/2015	WD	Q	I	01	199,000	
GRANTOR: BRICKEL DAVID G & CYN							
GRANTEE: DEAN WILLIAM J & LI							
0698/0149	2/09/1994	WD	Q	I	05	90,000	
GRANTOR: BANK SOUTH							
GRANTEE: BRICKEL DAVID & CYN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1993] W20 FOP=[YR=1993] N14 W30 S14 BAS=[YR=1993] W15 UOP=[YR=2015] N9 W21 S9 E21\$ W23 S34 E30 FOP=[YR=1993] E19 N6 W19 S6\$ N6 E38 N28 W30\$ E30\$ S28 E20 N28\$.											