IN OR 2399/1579
ESMT IN OR 2515-1856

RHODEN RICHARD & CRYSTAL
23413 CR 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0260

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

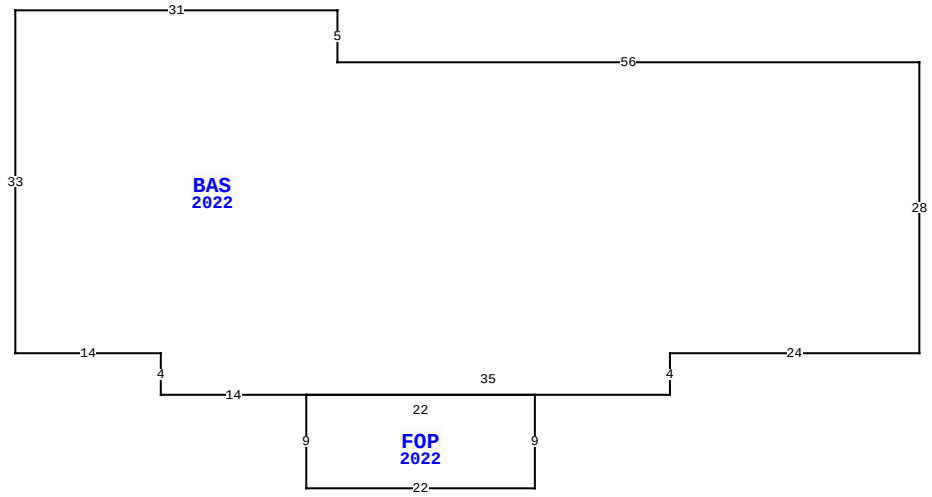
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,787	100	2022	2,787	432,094
FOP	198	30	2022	59	9,148
TOTALS	2,985			2,846	441,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,846	99.6192	157.40	447,960	2022	2022	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 2787 HX Base Yr 2023



23413 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		448,913
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		530,913
SOH/AGL Deduction		74,581
ASSESSED VALUE		456,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,610
TOTAL JUST VALUE		530,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004786	CO ISSUED	0	03/29/2022
22004734	DEMOLITION	0	03/28/2022
21005657	NEW CONSTR	354,638	05/04/2021
R0507605	REPAIR/RRF	850	05/01/2005
B0515189	GARAGE	19,008	05/01/2005
5651	XFOB	2,000	04/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/1579	10/12/2020	WD	U	I	11	100
GRANTOR: RHODEN HENRY C & FRAN						
GRANTEE: RHODEN RICHARD & CR						
0951/1574	10/02/2000	WD	Q	I	06	10,000
GRANTOR: CARROLL CHRIS & DEBRA						
GRANTEE: RHODEN HENRY & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 N5 W31 S33 E14 S4 E14 FOP=[YR=2022] S9 E22 N9 W22$ E35 N4 E24 N28$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2022 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 2515-1856

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HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

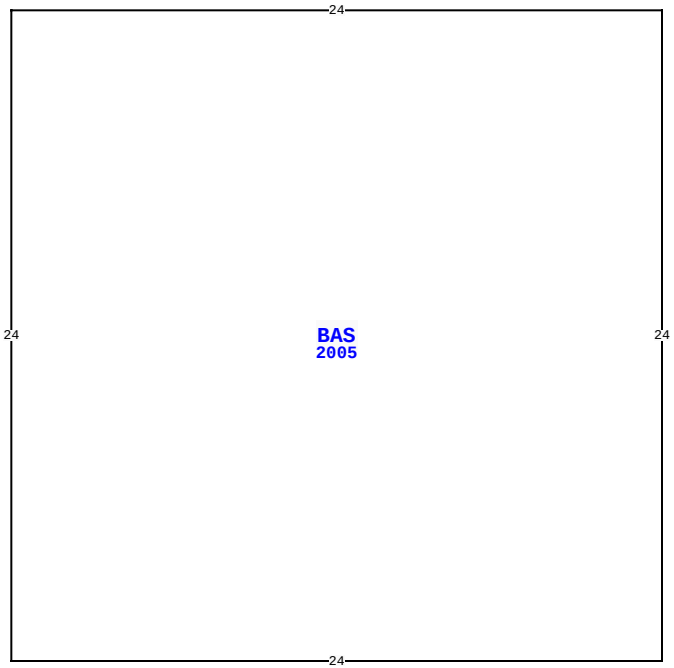
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2005	576	7,672
TOTALS	576			576	7,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	50.0000	18.50	10,656	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2023 Heated Area: 576 HX Base Yr 2023



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BASE TAXABLE VALUE		405,610
TOTAL JUST VALUE		530,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7539	MH MOVE-ON	25,864	11/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1579	10/12/2020	WD	U	I	11	100
GRANTOR: RHODEN HENRY C & FRAN						
GRANTEE: RHODEN RICHARD & CR						
0951/1574	10/02/2000	WD	Q	I	06	10,000
GRANTOR: CARROLL CHRIS & DEBRA						
GRANTEE: RHODEN HENRY & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S24 E24 N24$.

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 05/12/2022 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS