PT OF E1/2 OF NW1/4
IN OR 469 PG 33

WHITFIELD MARIE I CACERES
23291 COUNTY ROAD 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

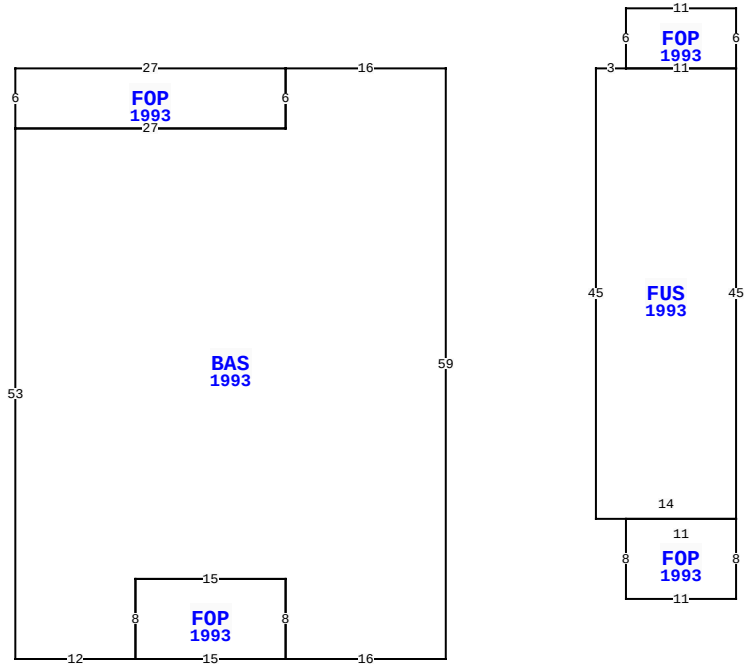
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100	1993	2,255	176,637
FOP	66	30	1993	20	1,567
FOP	88	30	1993	26	2,037
FOP	120	30	1993	36	2,820
FOP	162	30	1993	49	3,838
FUS	630	100	1993	630	49,349
TOTALS	3,321			3,016	236,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	98.5320	98.53	297,166	1971	1971	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 2885 HX Base Yr



23291 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	236,247
TOTAL MARKET OB/XF VALUE	6,625
TOTAL LAND VALUE - MARKET	164,385
TOTAL MARKET VALUE	407,257
SOH/AGL Deduction	38,419
ASSESSED VALUE	368,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,838
TOTAL JUST VALUE	407,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R96-0495	REPAIR/RRF	3,400	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0355/0645	3/01/1982	WD	Q	I		60,000
GRANTOR:						
GRANTEE:						
0322/0409	9/01/1980	WD	Q	I		60,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W27 S6 E27 N6 $ S6 W27 S53 E12 FOP=[YR=1993] E15 N8 W15 S8 $ N8 E15 S8 E16 N59 $ PTR= E15 FUS=[YR=1993] E3 FOP=[YR=1993] N6 E11 S6 W11 $ E11 S45 FOP=[YR=1993] S8 W11 N8 E11 $ W14 N45 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	
2	0510	GARAGE WD-	0	0	0	0	444.00	SF	35.00	35.00	100	1971	1971	3	20	3,108	
3	0350	CARPORT WD	0	0	0	0	938.00	SF	13.00	13.00	100	1971	1971	3	20	2,439	

LAND DESCRIPTION

TOTAL OB/XF 6,625

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	0	0004	OR	0.00	0.00	8.43	AC		1.00	1.00	1.00	19,500.00	19,500.00	164,385							

REVIEW DATE 06/05/2024 BY WWX Total Acres: 8.43 Total Land Value: 164,385 Market: 0 Agricultural: 0 Common: 164,385 PRINTED 07/30/2025 BY SYS