PT OF E1/2 OF NW1/4 OF
SEC 15-2N-23E IN OR 2567/1699

NOBLES RYAN MATTHEW
23333 CR 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0290

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

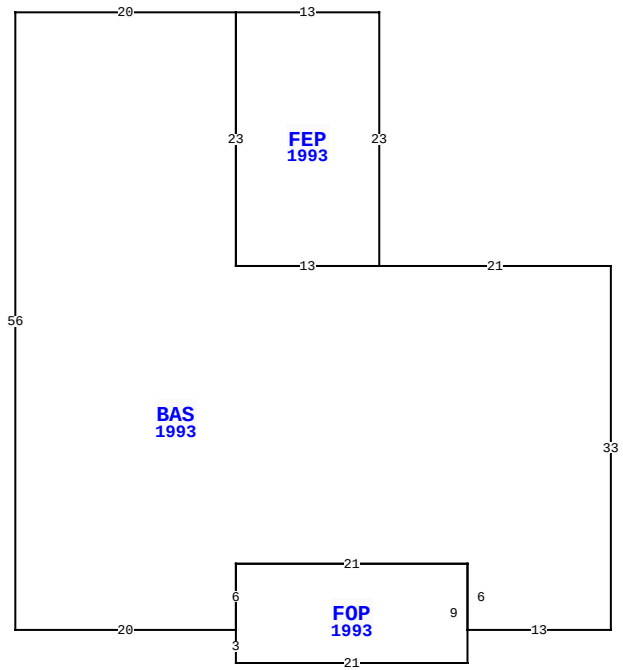
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	1993	2,116	207,041
FEP	299	80	1993	239	23,385
FOP	189	30	1993	57	5,577
TOTALS	2,604			2,412	236,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	97.0200	128.07	308,905	1992	1992	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 0 Heated Area: 2116 HX Base Yr 1993



23333 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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	0812	CONCRETE C	0	100	0	0	3,908.00	SF	4.00	4.00	100	1986	1986	3	47	7,347	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,003
TOTAL MARKET OB/XF VALUE		7,347
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		313,350
SOH/AGL Deduction		162,295
ASSESSED VALUE		151,055
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		95,333
TOTAL JUST VALUE		313,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514362	REPAIR/RRF	9,296	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1699	12/01/2020	QC	U	I	11	100
GRANTOR: NOBLES CARLTON A						
GRANTEE: NOBLES CARLTON A &						
0535/0689	1/25/1988	WD	Q	V	01	100
GRANTOR: NOBLES CARLTON A						
GRANTEE: NOBLES CARLTON A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] N23 W13 S23 E13$ W13 N23 W20 S56 E20 FOP=[YR=1993] S3 E21 N9 W21 S6$ N6 E21 S6 E13 N33$.

LAND DESCRIPTION

TOTAL OB/XF 7,347

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/13/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS