PT OF SE1/4 OF SW1/4
IN OR 2144/614
EX 10-6

CHITWOOD KAREN STRATTON
22634 CR 121
HILLIARD, FL 32046-5444

2025

15-2N-23-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

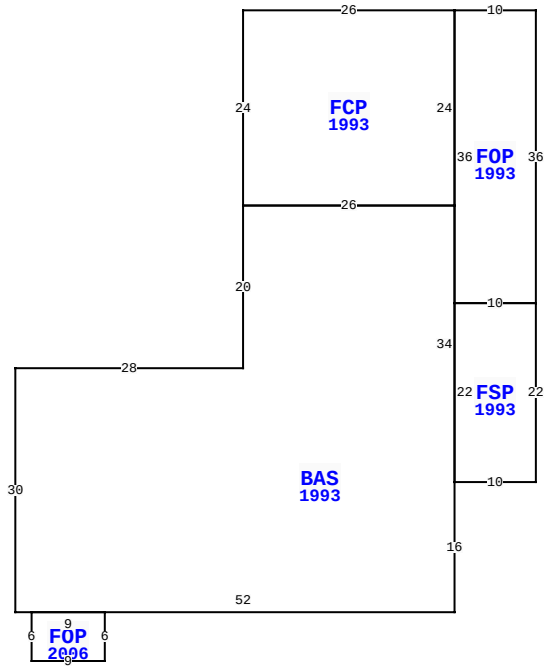
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,140	100	1993	2,140	164,703
FCP	624	25	1993	156	12,006
FOP	360	30	1993	108	8,312
FOP	54	30	2006	16	1,231
FSP	220	40	1993	88	6,773
TOTALS	3,398			2,508	193,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	97.5840	128.81	323,055	1930	1950	0	0	0	40.25	59.75

1 SNGL FAM – 100% - 2009 Heated Area: 2140 HX Base Yr 2009



22634 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		193,025
TOTAL MARKET OB/XF VALUE		9,527
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		292,552
SOH/AGL Deduction		161,029
ASSESSED VALUE		131,523
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		70,801
TOTAL JUST VALUE		292,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003186	MH MOVE-ON	0	07/01/2000
8236	CHNGE SRVC	0	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0614	9/01/2017	QC	U	I	11	100
GRANTOR: CHITWOOD GILBERT G &						
GRANTEE: CHITWOOD GILBERT G						
1541/1088	12/18/2007	WD	Q	I		192,000
GRANTOR: GRIFFIS JOYCE L						
GRANTEE: CHITWOOD GILBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W10 FCP=[YR=1993] W26 S24 BAS=[YR=1993] S20 W28 S30 E2 FOP=[YR=2006] S6 E9 N6 W9$ E52 N16 FSP=[YR=1993] E10 N22 W10 S22$ N34 W26$ E26 N24$ S36 E10 N36$.

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	1242	WD DECK A	0	100	0	0	286.00	SF	10.00	10.00	100	1988	1988	3	20	572	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0201	BARN WD 10	0	100	48	40	1,728.00	SF	17.00	17.00	100	1970	1970	3	20	5,875	

LAND DESCRIPTION

TOTAL OB/XF 9,527

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 06/04/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS