PT OF SE1/4 OF SW1/4
IN OR 649/937
ESMT OR 1155/852

DEMPSEY GREGORY M & DANA M/
22588 COUNTY ROAD 121
HILLIARD, FL 32046

2025

15-2N-23-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

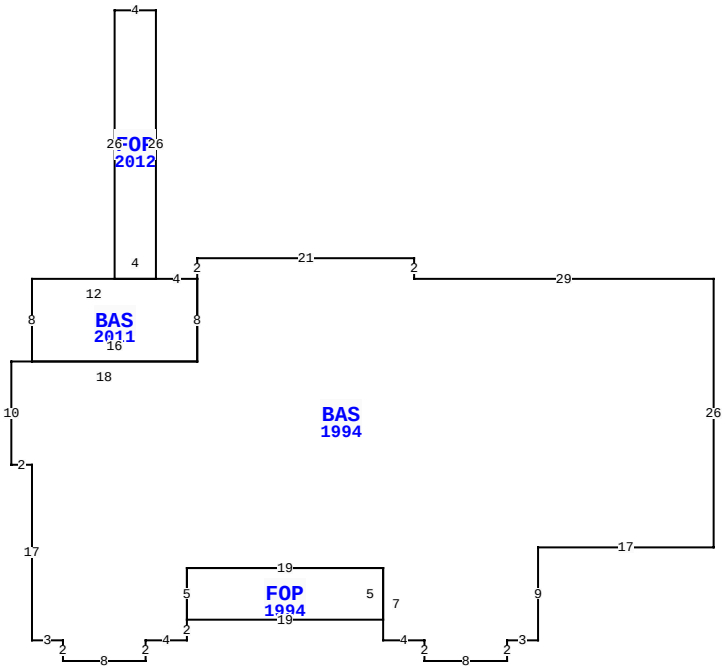
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,990	100	1994	1,990	288,808
BAS	128	100	2011	128	18,577
FOP	95	30	1994	28	4,064
FOP	104	30	2012	31	4,499
TOTALS	2,317			2,177	315,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,177	124.9402	164.92	359,031	1994	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1995 Heated Area: 2118 HX Base Yr 1995



22588 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		356,877
TOTAL MARKET OB/XF VALUE		53,849
TOTAL LAND VALUE - MARKET		167,400
TOTAL MARKET VALUE		457,236
SOH/AGL Deduction		245,285
ASSESSED VALUE		211,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,229
TOTAL JUST VALUE		578,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011583	GARAGE	113,505	11/23/2020
E1225480	REMODEL	0	10/01/2012
B1226483	SWIM POOL	25,000	10/01/2012
B13112	RE-ROOF	8,750	09/03/2012
B13113	REMODEL	4,375	09/03/2012
B941195	NEW CONSTR	96,400	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0937	2/21/1992	WD	Q	I		47,000

GRANTOR: CUNNINGHAM JAMES & L

GRANTEE: DEMPSEY GREGORY & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 N2 W21 S2 BAS=[YR=2011] W4 FOP=[YR=2012] N26 W4 S26 E4$ W12 S8 E16 N8 $ S8 W18 S10 E2 S17 E3 S2 E8 N2 E4 N2 FOP=[YR=1994] E19 N5 W19 S5 $ N5 E19 S7 E4 S2 E8 N2 E3 N9 E17 N26 $.

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	0200	BARN WD 0-	0	100	45	35	1,575.00	SF	20.00	20.00	100	1965	1965	3	20	6,300	
2	0855	CONC PAVER	0	100	0	0	1,289.00	SF	10.00	10.00	100	2012	2012	3	92	11,859	
3	0350	CARPORT WD	0	100	30	30	900.00	SF	13.00	13.00	100	2012	2012	3	50	5,850	
4	0510	GARAGE WD-	0	100	30	10	300.00	SF	35.00	35.00	100	2012	2012	3	64	6,720	
5	0861	POOL GUNIT	0	100	0	0	425.00	SF	85.00	85.00	100	2012	2012	3	64	23,120	

LAND DESCRIPTION

TOTAL OB/XF 53,849

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.08	AC		1.00	1.00	1.00	370.00	370.00	1,510							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,400							

REVIEW DATE 03/11/2021 BY TW Total Acres: 5.08 Total Land Value: 46,510 Market: 122,400 Agricultural: 1,510 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SW1/4
IN OR 649/937
ESMT OR 1155/852

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HILLIARD, FL 32046

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

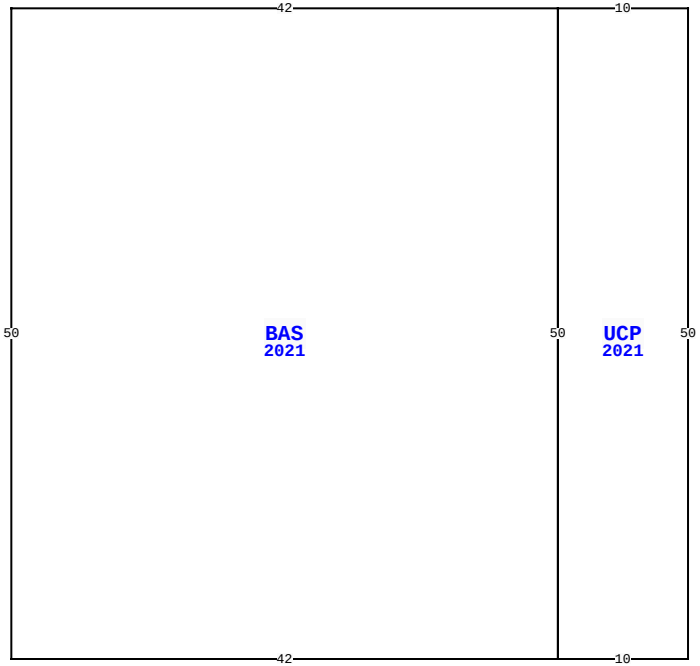
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2021	2,100	39,070
UCP	500	20	2021	100	1,860
TOTALS	2,600			2,200	40,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,200	51.8420	19.18	42,196	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 1995 Heated Area: 2100 HX Base Yr 1995



22588 CR 121, HILLIARD

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GRANTOR: CUNNINGHAM JAMES & L

GRANTEE: DEMPSEY GREGORY & D

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W10 BAS=[YR=2021] W42 S50 E42 N50$ S50 E10 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/11/2021 BY TW Total Acres: 5.08 Total Land Value: 46,510 Market: 122,400 Agricultural: 1,510 Common: 45,000 PRINTED 07/30/2025 BY SYS