

PT OF NW1/4 OF SE1/4
IN OR 2061/159
EX 2-7 & 2-8

MUHLBAUER TAMI F & MARK M/
21682 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
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	.2	N/A 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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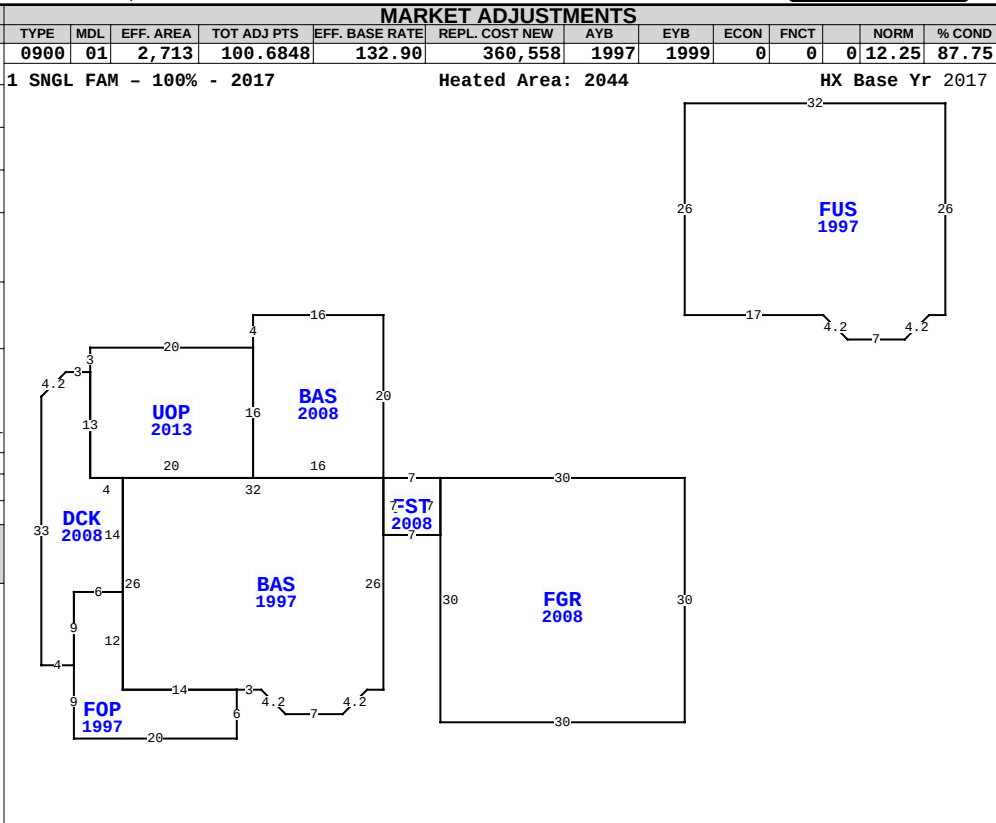
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	862	100	1997	862	100,526
BAS	320	100	2008	320	37,318
CDK	250	10	2008	25	2,916
FGR	900	55	2008	495	57,727
FOP	192	30	1997	58	6,764
FST	49	55	2008	27	3,148
FUS	862	100	1997	862	100,526
UOP	320	20	2013	64	7,464

TOTALS	3,755			2,713	316,390
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	90	3	270.00	SF	6.50	
2	0810	CONCRETE A	0 100	31	7	217.00	SF	4.88	
3	0811	CONCRETE B	0 100	0	0	1,007.00	SF	5.20	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	0680	POLE SHED	0 100	40	20	800.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	4.97



21682 CR 121, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0 100	90	3	270.00	SF	6.50	6.50	100	1997	1997	3	72	1,264	
2	0810	CONCRETE A	0 100	31	7	217.00	SF	4.88	4.88	100	1997	1997	3	72	762	
3	0811	CONCRETE B	0 100	0	0	1,007.00	SF	5.20	5.20	100	2008	2008	3	88	4,608	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
5	0680	POLE SHED	0 100	40	20	800.00	SF	10.00	10.00	100	2011	2010		56	4,480	

TOTAL OB/XF										14,299						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0004	OR	0.00	0.00	4.97	AC		1.00	1.00	1.00	30,000.00	30,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										6						
VALUATION BY										STANDARD						
Tax Group: 6										Tax Dist:						
BUILDING MARKET VALUE										316,390						
TOTAL MARKET OB/XF VALUE										14,299						
TOTAL LAND VALUE - MARKET										149,100						
TOTAL MARKET VALUE										479,789						
SOH/AGL Deduction										237,623						
ASSESSED VALUE										242,166						
TOTAL EXEMPTION VALUE										50,722						
BASE TAXABLE VALUE										191,444						
TOTAL JUST VALUE										479,789						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										440,320						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12106	REPAIR/RRF	500	09/01/2009
B22838	DEMOLITION	500	09/01/2009
B21615	REMODEL	87,500	07/01/2008
R034873	REPAIR/RRF	167	01/03/2003
B97	NEW CONSTR	59,759	10/01/1997
B96-2513	NEW CONSTR	59,759	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2061/0159	7/25/2016	WD	Q	I	01	289,500	
GRANTOR: HARRIS ARNOLD T JR &							
GRANTEE: MUHLBAUER TAMI F &							
1289/1002	1/20/2005	WD	Q	I	01	81,800	
GRANTOR: REED SHARON LEAH							
GRANTEE: HARRIS ARNOLD T JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2008] W30 FST=[YR=2008] W7 BAS=[YR=2008] N20 W16 S4									
UOP=[YR=2013] W20 S3 DCK=[YR=2008] W3 L3 D3 S33 E4									
FOP=[YR=1997] S9 E20 N6 BAS=[YR=1997] E3 D3 R3 E7 R3 U3									
E2 N26 W32 S26 E14\$ W14 N12 W6 S9\$ N9 E6 N14 W4 N13\$ S13 E20									
N16\$ S16 E16\$ S7 E7 N7\$ S30 E30 N30\$ PTR=N20 FUS=[YR=1997]									
N26 E32 S26 W2 D3 L3 W7 L3 U3 W17\$ S20\$.									