PT OF NW1/4 OF SW1/4
IN OR 1880/313
EX 2-12

TAPPE GEORGE C & MARY L/
21882 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

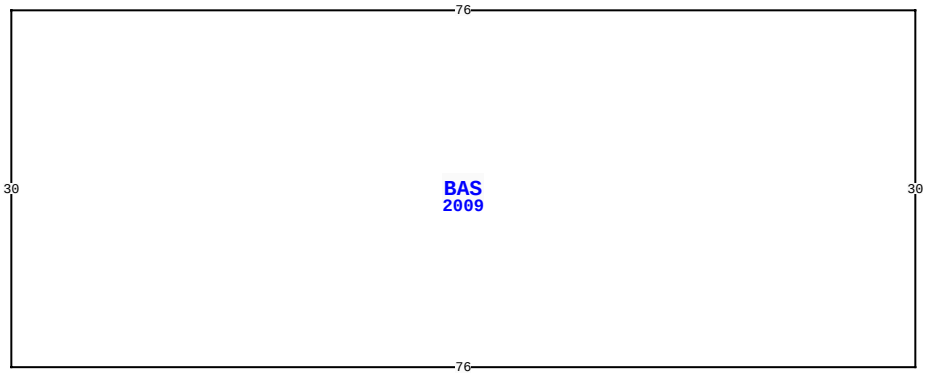
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	196,370
TOTALS	2,280			2,280	196,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	102.9000	92.61	211,151	2009	2009	0	0	0	7.00	93.00

1 SFR MODULR – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



21882 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		196,370
TOTAL MARKET OB/XF VALUE		6,020
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		307,390
SOH/AGL Deduction		188,069
ASSESSED VALUE		119,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,599
TOTAL JUST VALUE		307,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23085	CO ISSUED	0	12/08/2009
B23085	MH MOVE-ON	0	10/01/2009
M0914883	H/AC	0	10/01/2009
P0913974	OTHER	0	10/01/2009
H992509	MH MOVE-ON	0	01/01/1999
93-120	MH MOVE-ON	15,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0313	8/23/2013	WD	Q	I	02	102,000
GRANTOR: BARBER SHANE M & KELL						
GRANTEE: TAPPE GEORGE C & MA						
1641/0189	9/23/2009	WD	U	I	30	60,000
GRANTOR: BARBER JACKIE D & LOR						
GRANTEE: BARBER SHANE M & KE						

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	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	2009	2009	3	89	2,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,020

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	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							

REVIEW DATE 06/05/2024 BY WWA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS