PT OF NW1/4 OF SE1/4
IN OR 1345/279

HUNT COREY T &/ROWE SUMMER
21796 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

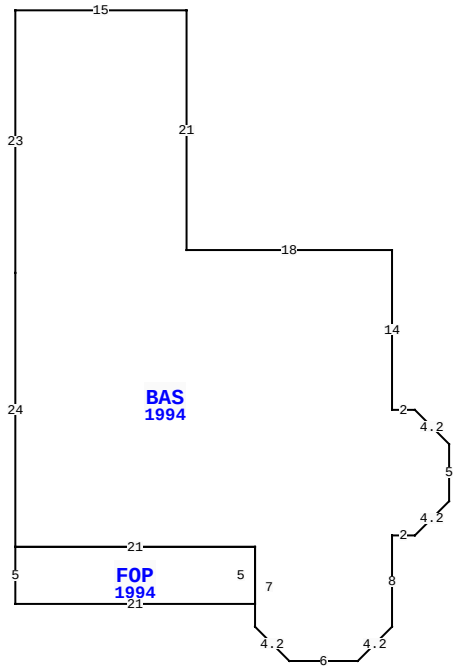
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1994	1,330	145,758
FOP	105	30	1994	32	3,507
TOTALS	1,435			1,362	149,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	137.4250	137.42	187,166	1994	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1330 HX Base Yr 2006



21796 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,449
TOTAL MARKET OB/XF VALUE		8,449
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		265,598
SOH/AGL Deduction		136,474
ASSESSED VALUE		129,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,402
TOTAL JUST VALUE		265,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007222	ROOF	19,000	06/05/2023
21012759	ADDITION	175,068	09/22/2021
93376	NEW CONSTR	54,786	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/0279	8/26/2005	WD	Q	I		175,000
GRANTOR: BLOUNT JAMES B III &						
GRANTEE: HUNT COREY T & SUMM						
0658/0911	5/18/1992	WD	Q	V		10,000
GRANTOR: CONNER DEBRA T						
GRANTEE: BLOUNT JAMES III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-18,0] W15 S23 S24 E21 S7 D3R3 E6 U3R3 N8 E2 U3R3 N5 U3L3 W2 N14 W18 N21 $
FOP=[YR=1994;ORIG=-33,47] S5 E21 N5 W21 $
.

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	50	4	200.00	SF	6.50	6.50	100	1996	1996	3	70	910	
2	0350	CARPORT WD	0	100	40	24	960.00	SF	13.00	13.00	100	2003	2003	3	20	2,496	
3	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2003	2003	3	20	832	
4	1242	WD DECK A	0	100	22	4	88.00	SF	10.00	10.00	100	2003	2003	3	20	176	
5	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	2018	2018	3	97	4,035	

LAND DESCRIPTION

TOTAL OB/XF 8,449

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	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 12/18/2024 BY WWX Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

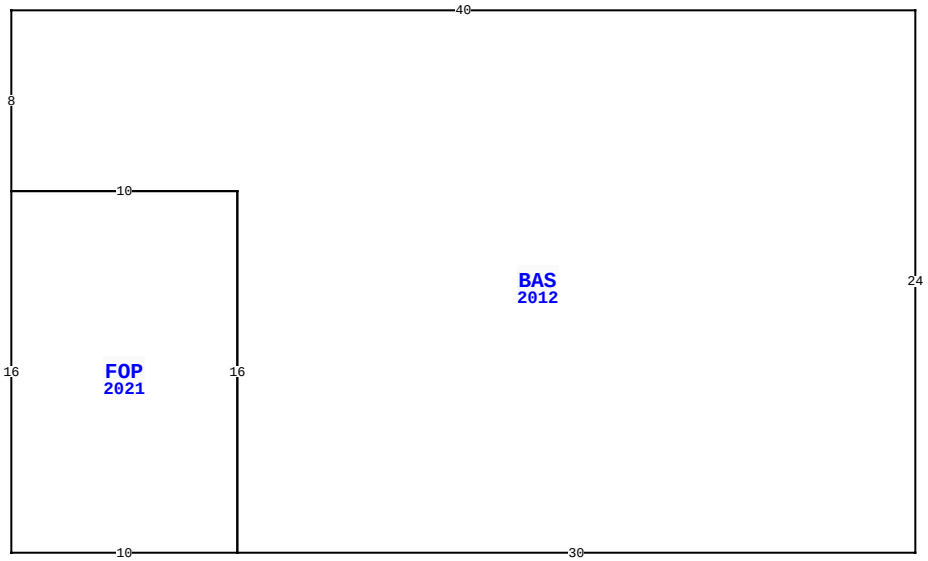
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2012	800	28,476
FOP	160	30	2021	48	1,709
TOTALS	960			848	30,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	01	848	103.7300	47.46	40,246	2003	2003	0	0	0	25.00	75.00

2 STOR WAREH – 0% - 2006 Heated Area: 800 HX Base Yr 2006



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0658/0911	5/18/1992	WD	Q	V		10,000
GRANTOR: CONNER DEBRA T						
GRANTEE: BLOUNT JAMES III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S8 FOP=[YR=2021] S16 E10 N16 W10$ E10 S16 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/18/2024 BY WWX Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS