PT OF NW1/4 OF SE1/4
IN OR 2711/1205

TURNER WILLIAM M III & WANDA L/E/
21824 COUNTY ROAD 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

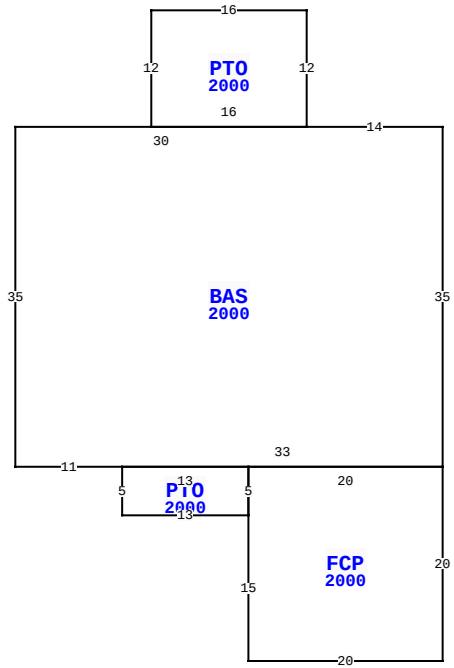
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,540	100	2000	1,540	170,542
FCP	400	25	2000	100	11,074
PTO	65	5	2000	3	332
PTO	192	5	2000	10	1,108
TOTALS	2,197			1,653	183,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	124.0850	124.08	205,104	2000	2005	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1540 HX Base Yr 2001



21824 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,055
TOTAL MARKET OB/XF VALUE		3,136
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		253,691
SOH/AGL Deduction		145,402
ASSESSED VALUE		108,289
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		7,567
TOTAL JUST VALUE		253,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007430	REPAIR/RRF	10,579	07/12/2019
B996672	XFOB	3,000	12/01/1999
B996443	NEW CONSTR	70,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1205	5/13/2024	LE	U	I	11	100
GRANTOR: TURNER WILLIAM M III						
GRANTEE: TURNER-WALKER TRACY						
0889/0341	6/29/1999	WD	Q	V		19,500
GRANTOR: BARBER JACKIE & LORIC						
GRANTEE: TURNER WM III & WAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 PTO=[YR=2000] N12 W16 S12 E16$ W30 S35 E11 PTO=[YR=2000] S5 E13 FCP=[YR=2000] S15 E20 N20 W20 S5$ N5 W13$ E33 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2001	2001	3	79	231	

LAND DESCRIPTION

TOTAL OB/XF 3,136

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 06/05/2024 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS