N1/2 OF SE1/4
IN OR 1172/573

CONNER JOSHUA & FESSICA O/
21645 COUNTY ROAD 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

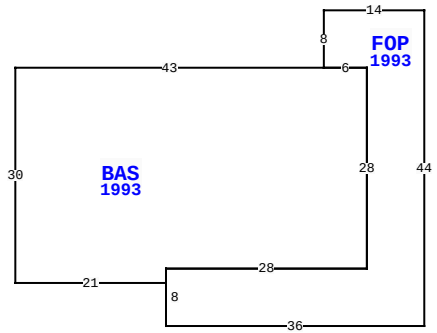
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

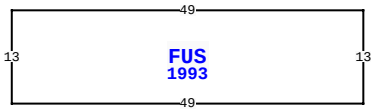
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	134,360
FOP	624	30	1993	187	17,769
FUS	637	100	1993	637	60,528
TOTALS	2,675			2,238	212,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	117.3060	117.31	262,540	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2003 Heated Area: 2051 HX Base Yr 2003





21645 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,375
TOTAL MARKET OB/XF VALUE		17,492
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		337,367
SOH/AGL Deduction		141,717
ASSESSED VALUE		195,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,928
TOTAL JUST VALUE		337,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/0573	9/17/2003	QC	U	I	07	100

GRANTOR: ALLEN RICHARD & NANCY

GRANTEE: CONNER JOSHUA & FES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W14 S8 BAS=[YR=1993] W43 S30 E21 N2 E28 N28W6$ E6 S28 W28 S8 E36 N44$ PTR=E20 FUS=[YR=1993] E49S13 W49 N13$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0861	POOL GUNIT	0	100	30	18	540.00	SF	46.75	46.75	100	1994	1994	3	20	5,049	
3	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	1994	1994	3	66	2,689	
4	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	1994	1994	3	66	2,351	
5	0812	CONCRETE C	0	100	0	0	1,846.00	SF	4.00	4.00	100	1997	1997	3	72	5,316	
6	0350	CARPORT WD	0	100	30	18	540.00	SF	8.58	8.58	100	2000	2000	3	20	927	

LAND DESCRIPTION

TOTAL OB/XF 17,492

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

N1/2 OF SE1/4
IN OR 1172/573

CONNER JOSHUA & FESSICA O/
21645 COUNTY ROAD 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

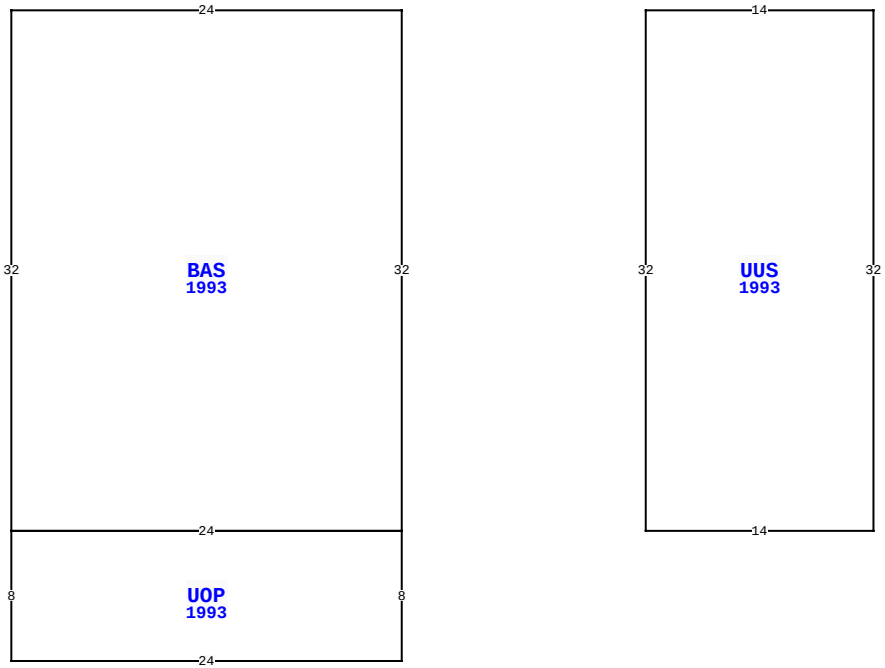
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	7,246
UOP	192	20	1993	38	359
UUS	448	50	1993	224	2,114
TOTALS	1,408			1,030	9,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,030	51.0000	18.87	19,436	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2003 Heated Area: 768 HX Base Yr 2003



21645 CR 121, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1172/0573	9/17/2003	QC	U	I	07	100

GRANTOR: ALLEN RICHARD & NANCY

GRANTEE: CONNER JOSHUA & FES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S32 UOP=[YR=1993] S8 E24 N8 W24 $ E24 N32$
PTR=E15 UUS=[YR=1993] E14 S32 W14 N32$ W15$.

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 01/06/2023 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS