

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	00	NONE 100
Occupancy		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,688	108.0000	142.56	383,201	2014	2014	0	0	4.50	95.50

1 SNGL FAM - 100% - 2017 Heated Area: 2255 HX Base Yr 2017

Quality	01	Quality Level 01			
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	2,021	100	2014	2,021	275,149
FGR	462	55	2014	254	34,581
FOP	280	30	2014	84	11,436
FSP	237	40	2016	95	12,934
FUS	234	100	2014	234	31,858
TOTALS	3,234			2,688	365,957

NASSAU COUNTY PROPERTY			PAGE 1 of 3	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE				419,384
TOTAL MARKET OB/XF VALUE				7,788
TOTAL LAND VALUE - MARKET				102,600
TOTAL MARKET VALUE				529,772
SOH/AGL Deduction				165,833
ASSESSED VALUE				363,939
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				313,217
TOTAL JUST VALUE				529,772
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				492,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702821	GARAGE	54,108	05/04/2017
E1326755	NEW CONSTR	0	10/01/2013
P1316906	NEW CONSTR	0	10/01/2013
B1327781	NEW CONSTR	278,422	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0156	4/01/2016	WD Q	Q	I	01	275,000

GRANTOR: BOLGER ADAM R & ASHLE
GRANTEE: KHELAH RICHARD A &
1877/0709 8/21/2013 SW Q V 02 25,500
GRANTOR: DEUTSCHE BANK NATIONA
GRANTEE: BOLGER ADAM R & ASH

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
1	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	2019	2019	3	97	757	
2	0680	POLE SHED	0 100	42	18	756.00	SF	10.00	10.00	100	2024	2021		93	7,031	

BUILDING NOTES				
BLD DATE				
LGL DATE				
LAND DATE 05/09/2025 MLU				
X DATE				
AG DATE				
INC DATE				

BUILDING DIMENSIONS														
FGR=[YR=2014] W21 S16 FSP=[YR=2016] W23 BAS=[YR=2014] W19 S37														
E11 S2 FOP=[YR=2014] S7 E40 N7 W40\$ E40 N2 E9 N9 E3 N22 W21														
S2 D5 L4 U4 L4 W7 D4 L4 U4 L4 N9\$ S9 D4 R4 U4 R4														
E7 D4 R4 U5 R4 N8\$ S6 E21 N22\$ PTR=E20 FUS=[YR=2014] E9														
S26 W9 N26\$ W20\$.														

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	3.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,600							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
2																														
2 GARAGE RES - 100% - 2017					Heated Area: 1200			HX Base Yr 2017																						
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,200</td> <td>100</td> <td>2019</td> <td>1,200</td> <td>23,157</td> </tr> <tr> <td>TOTALS</td> <td>1,200</td> <td></td> <td></td> <td>1,200</td> <td>23,157</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,200	100	2019	1,200	23,157	TOTALS	1,200			1,200	23,157
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,200	100	2019	1,200	23,157																									
TOTALS	1,200			1,200	23,157																									

NASSAU COUNTY PROPERTY			PAGE 2 of 3	6
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VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
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TOTAL MARKET OB/XF VALUE		7,788		
TOTAL LAND VALUE - MARKET		102,600		
TOTAL MARKET VALUE		529,772		
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ASSESSED VALUE		363,939		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		313,217		
TOTAL JUST VALUE		529,772		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		492,523		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/0156	4/01/2016	WD Q	Q	I	01	275,000
GRANTOR: BOLGER ADAM R & ASHLE						
GRANTEE: KHELAH RICHARD A &						
1877/0709	8/21/2013	SW Q	Q	V	02	25,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BOLGER ADAM R & ASH						

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										
21783 CR 121, HILLIARD																										
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																					
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BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W40 S30 E40 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

2025

22-2N-23-0000-0002-0150



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 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	2,520	100	2019	2,520	30,270
TOTALS				2,520	30,270

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
		2,520	50.7840	13.20	33,264	2019	2019		0	0	9.00	91.00		
3 BARNS - 100% - 2017 Heated Area: 2520 HX Base Yr 2017														

BAS
2019

21783 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: BOLGER ADAM R & ASH							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W60 S42 E60 N42\$.

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																						
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