

LOYA TAMMY LEE & PAUL ANTHONY/
21709 CR 121
HILLIARD, FL 32046

22-2N-23-0000-0002-0160

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

080002

VINYL 100
GABLE/HIP 100

0303

COMP SHNGL 100
DRYWALL 100

0305

CARPET 70

14

SHT VINYL 30

08

CENTRAL 100

03

AIR DUCTED 100

04

4 100
2 100

02

WOOD FRAME 100

02

0 0 100
0 0 100

00

Quality

03

Quality Level 03

03

DOR CODE

0200

MOBILE HOME

09

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,280

100

2019

2,280

210,513

UOP

360

25

2019

90

8,310

TOTALS

2,640

2,370

218,823

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

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

REVIEW DATE

10/03/2019

BY

TW

Total Acres:

1.25

Total Land Value:

56,250

Market:

0

Agricultural:

0

Common:

56,250

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

080002

2,370

116.8000

99.28

235,294

2019

2019

0

0

0

7.00

93.00

Heated Area: 2280

HX Base Yr 2023

UOP

2019

BAS

2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/21/2025

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 UOP=[YR=2019] N12 W30 S12 E30\$ W47 S30 E76 N30\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

0

231,095

0

56,250

287,345

35,824

251,521

50,722

200,799

287,345

0

246,464

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2572/0758

6/17/2022

WD Q

I I

01

298,000

GRANTOR: PEEPLES JAMES &

GRANTEE: LOYA TAMMY LEE & PA

2262/0558

3/12/2019

WD Q

V V

01

27,500

GRANTOR: PARKES REVOCABLE LIVI

GRANTEE: PEEPLES JAMES & HOL

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