PT OF S1/2 OF NE1/4 &
PT OF N1/2 OF SE1/4 OF
SEC 22-2N-23E IN OR 2683/1957

ALLEN PHILLIP E
21963 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

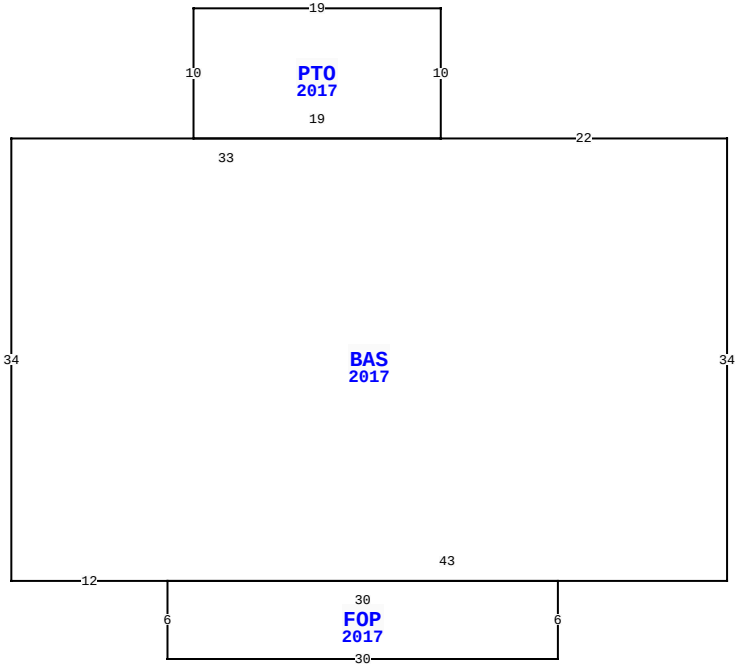
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,870	100	2017	1,870	285,472
FOP	180	30	2017	54	8,244
PTO	190	5	2017	10	1,527
TOTALS	2,240			1,934	295,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	119.2268	157.38	304,373	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 2024 Heated Area: 1870 HX Base Yr



21963 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	329,363
TOTAL MARKET OB/XF VALUE	2,965
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	429,828
SOH/AGL Deduction	0
ASSESSED VALUE	429,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,828
TOTAL JUST VALUE	429,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003161	GARAGE	51,523	03/16/2021
B1632727	CO ISSUED	0	02/09/2017
B1632727	NEW CONSTR	219,048	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1957	11/28/2023	WD	Q	I	01	530,000
GRANTOR: CONNER JOSHUA JR & VI						
GRANTEE: ALLEN PHILLIP E						
2033/0758	3/07/2016	WD	U	V	11	100
GRANTOR: CONNER JOSHUA ALLEN						
GRANTEE: CONNER JOSHUA JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 PTO=[YR=2017] N10 W19 S10 E19$ W33 S34 E12
FOP=[YR=2017] S6 E30 N6 W30$ E43 N34$.

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	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2022	2022	3	99	2,965	

LAND DESCRIPTION

TOTAL OB/XF 2,965

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	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF NE1/4 &
PT OF N1/2 OF SE1/4 OF
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Interior Floo	03	CONC FINSH 100
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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	05	Quality Level 05

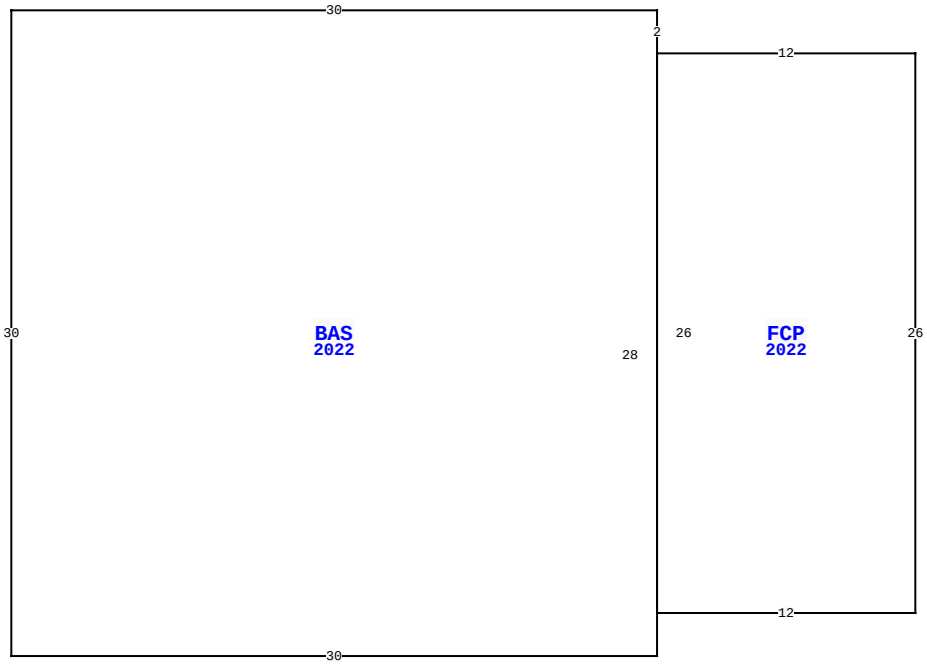
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2022	900	31,399
FCP	312	25	2022	78	2,721
TOTALS	1,212			978	34,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	978	96.2280	35.60	34,817	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 2024 Heated Area: 900 HX Base Yr



21963 CR 121, HILLIARD

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GRANTOR: CONNER JOSHUA ALLEN						
GRANTEE: CONNER JOSHUA JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] N2 W30 S30 E30 N28$ S26 E12 N26$.

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 03/13/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS