PT OF SEC 22-2N-23E
IN OR 2527/1290
ESMT IN OR 2615-352

MACDONALD AUSTIN G
22121 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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
Quality	03	Quality Level 03

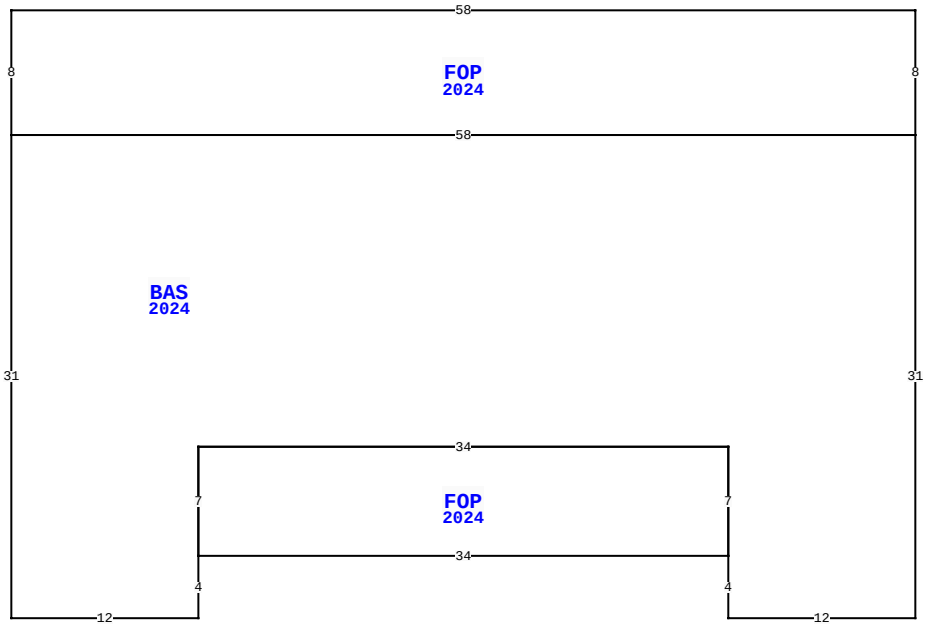
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2024	1,424	216,647
FOP	238	30	2024	71	10,802
FOP	464	30	2024	139	21,147
TOTALS	2,126			1,634	248,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,634	115.2600	152.14	248,597	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1424 HX Base Yr 2024



22121 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,597
TOTAL MARKET OB/XF VALUE		7,748
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		392,845
SOH/AGL Deduction		5,761
ASSESSED VALUE		387,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,362
TOTAL JUST VALUE		392,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011927	NEW GARAGE ATTACH	58,365	10/23/2024
230010086	CO ISSUED		08/07/2023
22018354	NEW CONSTR	264,216	12/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1290	1/07/2022	WD	Q	V	01	180,000

GRANTOR: CONNER RICHARD A
GRANTEE: MACDONALD AUSTIN G

BUILDING NOTES

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	2024	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00	100	2024	2023		100	4,248	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W58 S31 E12 N4 N7 E34 S7 S4 E12 N31 $
FOP=[YR=2024;ORIG=104,30] E34 S7 W34 N7 $
FOP=[YR=2024;ORIG=92,2] E58 S8 W58 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,748

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		OR			7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 06/03/2025 BY WW Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS