PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2328/1356
ESMT IN OR 2366-14

COX FRED W
241823 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0060

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 100
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	04	Quality Level 04

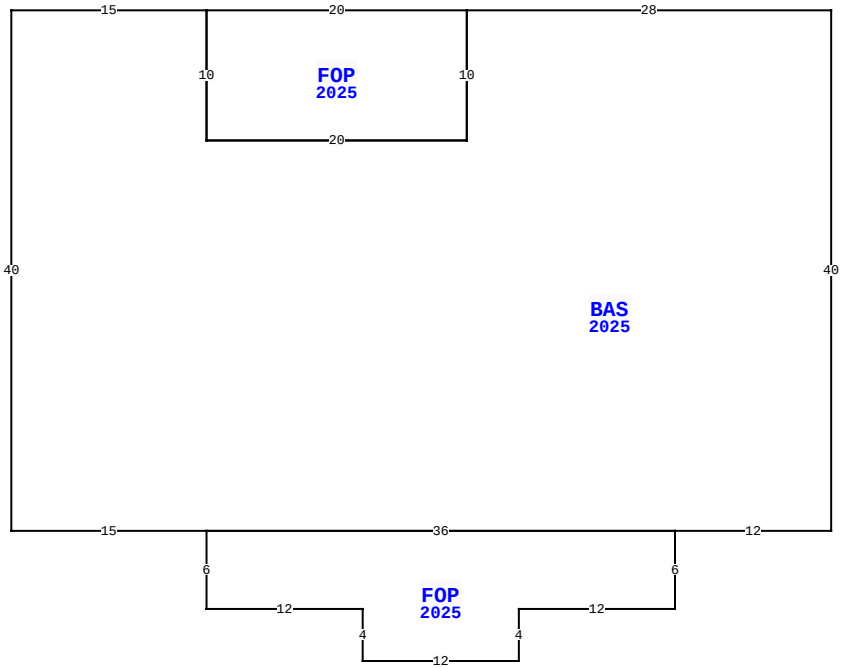
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,320	100	2025	2,320	336,470
FOP	200	30	2025	60	8,702
FOP	264	30	2025	79	11,457
TOTALS	2,784			2,459	356,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,459	109.8720	145.03	356,629	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2320 HX Base Yr 2025



241823 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: 4	Tax Dist:	
BUILDING MARKET VALUE		538,420
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		128,400
TOTAL MARKET VALUE		670,996
SOH/AGL Deduction		0
ASSESSED VALUE		670,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		620,274
TOTAL JUST VALUE		670,996
NCON VALUE		356,629
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006743	REPLACEMENT NEW S	364,221	06/06/2024
22014213	NEW CONSTR	364,221	09/19/2022
22001644	GARAGE	107,784	01/28/2022
20002043	REPAIR/RRF	2,000	03/05/2020
MH982279	MH MOVE-ON	0	06/01/1998
8822	MH MOVE-ON	34,000	02/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2328/1356	12/12/2019	WD	U	I	37	75,000
GRANTOR: PURVIS DAMON D JR & P						
GRANTEE: COX FRED W						
0525/0672	8/26/1987	WD	U	V		33,500
GRANTOR: LEE WINFRED & D G						
GRANTEE: PURVIS DAMON D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S40 E15 E36 E12 N40 W28 S10 W20 N10 W15 $
FOP=[YR=2025;ORIG=45,10] E20 S10 W20 N10 $
FOP=[YR=2025;ORIG=45,50] E36 S6 W12 S4 W12 N4 W12 N6 $
.

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	0681	POLE SHED	0	100	48	20	960.00	SF	15.00	15.00	100	2002	2002	3	29	4,176	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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	4.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	128,400							

REVIEW DATE 07/02/2024 BY WW Total Acres: 4.28 Total Land Value: 128,400 Market: 0 Agricultural: 0 Common: 128,400 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2328/1356
ESMT IN OR 2366-14

COX FRED W
241823 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

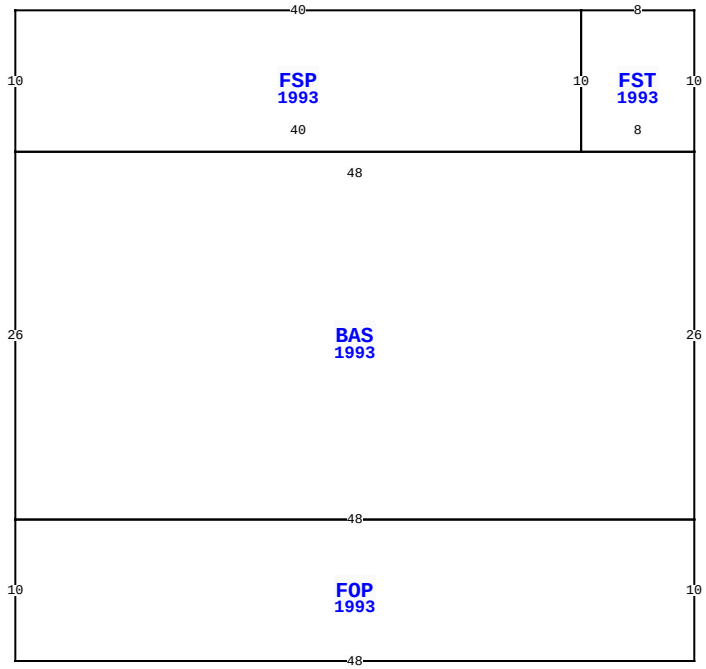
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,248	100	1993	1,248	115,159
FOP	480	30	1993	144	13,288
FSP	400	40	1993	160	14,764
FST	80	55	1993	44	4,060
TOTALS	2,208			1,596	147,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	113.2200	113.22	180,699	1987	1987	0	0	0	18.50	81.50

2 SINGLE FAM – 0% - 2025 Heated Area: 1248 HX Base Yr 2025



241823 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
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ASSESSED VALUE		670,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		620,274
TOTAL JUST VALUE		670,996
NCON VALUE		356,629
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6988	MH MOVE-ON	14,700	10/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2328/1356	12/12/2019	WD	U	I	37	75,000
GRANTOR: PURVIS DAMON D JR & P						
GRANTEE: COX FRED W						
0525/0672	8/26/1987	WD	U	V		33,500
GRANTOR: LEE WINFRED & D G						
GRANTEE: PURVIS DAMON D JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FSP=[YR=1993] W40 S10 BAS=[YR=1993] S26 FOP=[YR=1993] S10 E48 N10 W48$ E48 N26 W48$ E40 N10$ S10 E8 N10$.

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 07/02/2024 BY WW Total Acres: 4.28 Total Land Value: 128,400 Market: 0 Agricultural: 0 Common: 128,400 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2328/1356
ESMT IN OR 2366-14

COX FRED W
241823 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0060

NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

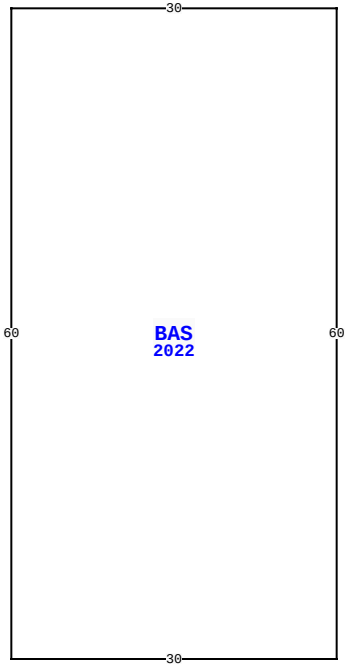
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	34,521
TOTALS	1,800			1,800	34,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	19.57	35,226	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2025 Heated Area: 1800 HX Base Yr 2025



241823 CR 121, HILLIARD

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XF DATE		LAND DATE	05/09/2025 MLU
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BASE TAXABLE VALUE		620,274
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NCON VALUE		356,629
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: PURVIS DAMON D JR & P						
GRANTEE: COX FRED W						
0525/0672	8/26/1987	WD	U	V		33,500
GRANTOR: LEE WINFRED & D G						
GRANTEE: PURVIS DAMON D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S60 E30 N60$.

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 07/02/2024 BY WW Total Acres: 4.28 Total Land Value: 128,400 Market: 0 Agricultural: 0 Common: 128,400 PRINTED 07/30/2025 BY SYS