IN NE 1/4 OF SE 1/4 OF NW1/4
IN OR 1624/1033

YARBERRY REX ALLEN EST
241835 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

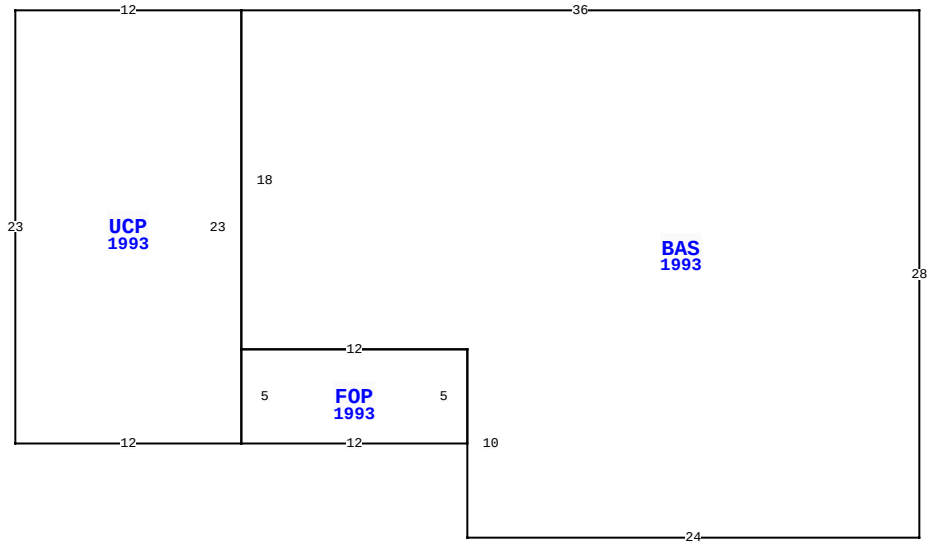
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	72,604
FOP	60	30	1993	18	1,472
UCP	276	20	1993	55	4,497
TOTALS	1,224			961	78,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	961	105.8400	105.84	101,712	1962	1962	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



241835 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,573
TOTAL MARKET OB/XF VALUE	3,815
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	127,388
SOH/AGL Deduction	19,473
ASSESSED VALUE	107,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,915
TOTAL JUST VALUE	127,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5151	REPAIR/RRF	8,384	09/09/1988
4829	CHNGE SRVC	0	02/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1624/1033	6/09/2009	QC	U	I	11	100
GRANTOR: ROBLING BETTY JEAN						
GRANTEE: YARBERRY KATHERINE						
0629/0260	6/19/1991	QC	Q	I	01	100
GRANTOR: ROBLING MELVIN L						
GRANTEE: ROBLING BETTY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UCP=[YR=1993] W12 S23 E12 N23 $ S18
FOP=[YR=1993] S5 E12 N5 W12 $ E12 S10 E24 N28 $.

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	0	22	28	616.00	SF	15.00	15.00	100	1950	1950	3	20	1,848	
2	0510	GARAGE WD-	0	0	12	28	336.00	SF	26.95	26.95	100	1950	1950	3	20	1,811	
3	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	1962	1962	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 3,815

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS