IN OR 2686/560 & IN OR 2780/582
ESMT OR 570/164

YOUNG ROBERT ARTHUR
241834 CR 121
HILLIARD, FL 32046

2025

23-4N-23-0000-0014-0000

BUILDING CHARACTERISTICS

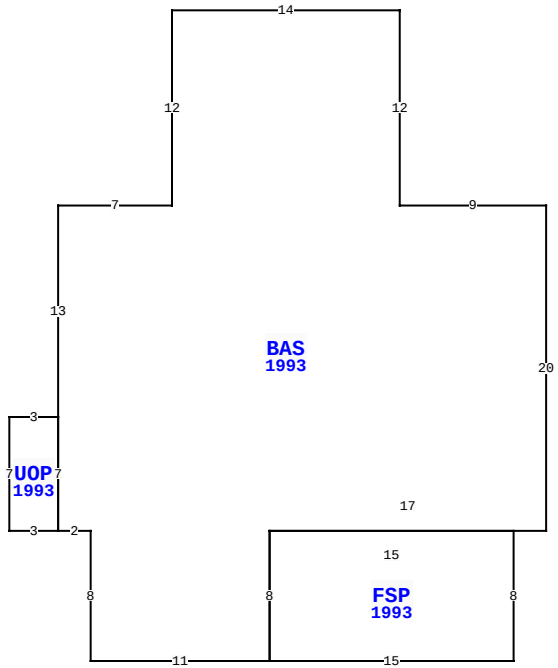
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	856	100	1993	856	81,622
FSP	120	40	1993	48	4,577
UOP	21	20	1993	4	382
TOTALS	997			908	86,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	116.6400	116.64	105,909	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 50% - 2017 Heated Area: 856 HX Base Yr 2017



241834 CR 121, HILLIARD

BLD DATE	01/12/2007 L	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,581
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		131,581
SOH/AGL Deduction		40,844
ASSESSED VALUE		90,737
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		65,737
TOTAL JUST VALUE		131,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7088	CHNGE SRVC	0	11/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2780/582	3/04/2025	WD	U	I	11	100
GRANTOR: CLIFTON DAVID						
GRANTEE: YOUNG ROBERT ARTHUR						
2686/560	12/06/2023	QC	U	I	11	100
GRANTOR: DAVIS MELISSA						
GRANTEE: CLIFTON DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N12 W14 S12 W7 S13 UOP=[YR=1993] W3 S7 E3 N7$ S7E2 S8 E11 FSP=[YR=1993] E15 N8 W15 S8$ N8 E17 N20$.

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
1	000100	C	RES	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS