LOTS 15 16 & PT OF 17 18
W OF RD 121
IN OR 1950/1338

MCCALL HENRY N & BETTY L
241772 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0015-0000

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	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

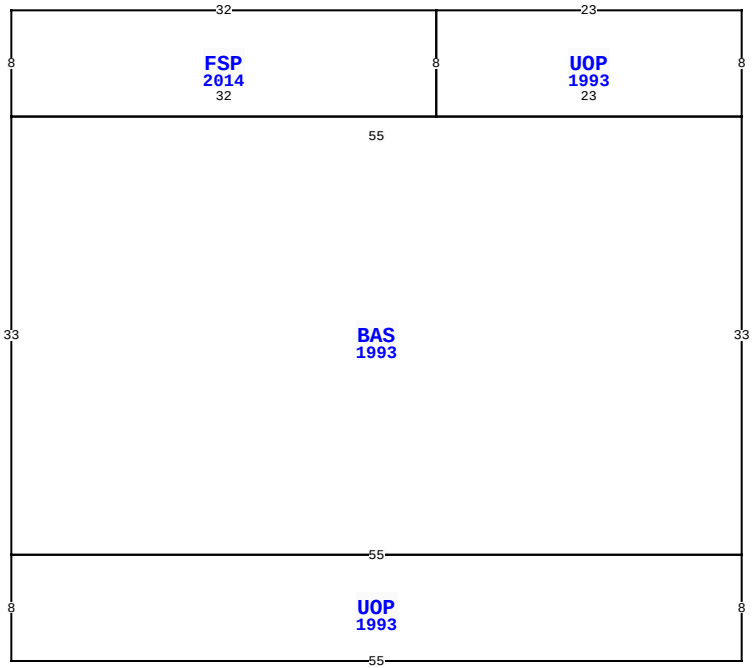
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1993	1,815	178,577
FSP	256	40	2014	102	10,036
UOP	184	20	1993	37	3,641
UOP	440	20	1993	88	8,658
TOTALS	2,695			2,042	200,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	119.2611	119.26	243,529	1984	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1815 HX Base Yr



241772 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	200,911
TOTAL MARKET OB/XF VALUE	31,153
TOTAL LAND VALUE - MARKET	304,500
TOTAL MARKET VALUE	536,564
SOH/AGL Deduction	136,882
ASSESSED VALUE	399,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,682
TOTAL JUST VALUE	536,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	517,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1950/1338	12/05/2014	CT	U	I	18	130,000
GRANTOR: CLERK OF COURT						
GRANTEE: MCCALL HENRY N & BE						
1914/1641	4/25/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIMESOUTH BANK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 FSP=[YR=2014] W32 S8 BAS=[YR=1993] S33
UOP=[YR=1993] S8 E55 N8 W55$ E55 N33W55$ E32 N8$ S8 E23 N8$.

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	0510	GARAGE WD-	0	0	22	18	396.00	SF	35.00	35.00	100	1984	1984	3	20	2,772	
2	0510	GARAGE WD-	0	0	24	15	360.00	SF	35.00	35.00	100	1984	1984	3	20	2,520	
3	0510	GARAGE WD-	0	0	52	44	2,288.00	SF	35.00	35.00	100	1984	1984	3	20	16,016	
4	0510	GARAGE WD-	0	0	42	12	504.00	SF	35.00	35.00	100	1984	1984	3	20	3,528	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
6	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	2008	2008	3	31	2,321	
7	0812	CONCRETE C	0	0	0	0	1,284.00	SF	4.00	4.00	100	1984	1984	3	41	2,106	

LAND DESCRIPTION

TOTAL OB/XF 31,153

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	21.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	304,500							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 21.00 Total Land Value: 304,500 Market: 0 Agricultural: 0 Common: 304,500 PRINTED 07/30/2025 BY SYS