PT OF LOT 22
IN OR 2279/657
CORNWALL SURVEY

COOPER TYLER BRANDT
241802 CR 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0022-0020

BUILDING CHARACTERISTICS

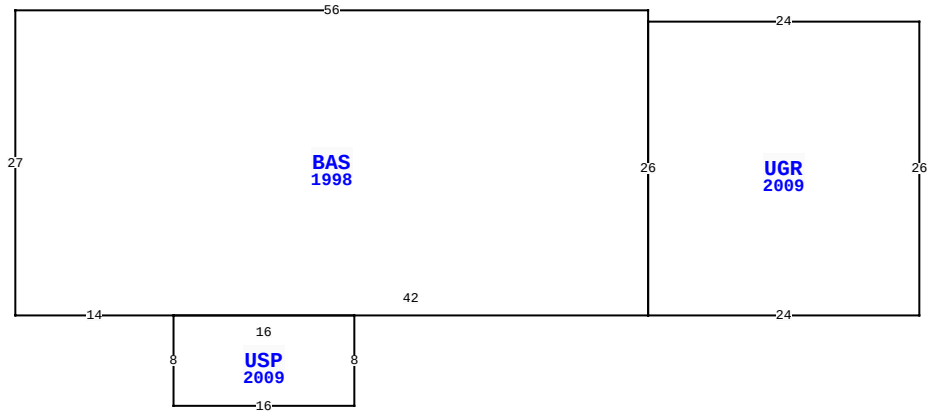
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,512	100	1998	1,512	90,067
UGR	624	45	2009	281	16,739
USP	128	50	2009	64	3,812
TOTALS	2,264			1,857	110,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,857	116.8000	99.28	184,363	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



241802 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,618
TOTAL MARKET OB/XF VALUE	3,355
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	243,573
SOH/AGL Deduction	51,578
ASSESSED VALUE	191,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,995
TOTAL JUST VALUE	243,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21233	ELEC OTHER	200	09/01/2008
B21805	XFOB	21,384	08/01/2008
R11486	REPAIR/RRF	1,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0657	5/31/2019	WD	Q	I	01	160,000
GRANTOR: BEST LEROY & DEBRA PH						
GRANTEE: COOPER TYLER BRANDT						
2139/1320	7/01/2017	QC	U	I	11	100
GRANTOR: BEST H LEROY & DEBRA						
GRANTEE: BEST H LEROY & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2009] W24 BAS=[YR=1998] N1 W56 S27 E14 USP=[YR=2009] S8 E16 N8 W16$ E42 N26$ S26 E24 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2009	2009	3	89	555	

LAND DESCRIPTION

TOTAL OB/XF 3,355

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	4.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	129,600							

REVIEW DATE 06/27/2019 BY TW Total Acres: 4.32 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 07/30/2025 BY SYS