LOT 24 E OF R/W
IN OR 673/477 R567674
CORNWALL SURVEY UTIL ESMT OR 236

RAY DOUGLAS E/LAND JUDY R
241819 COUNTY ROAD 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

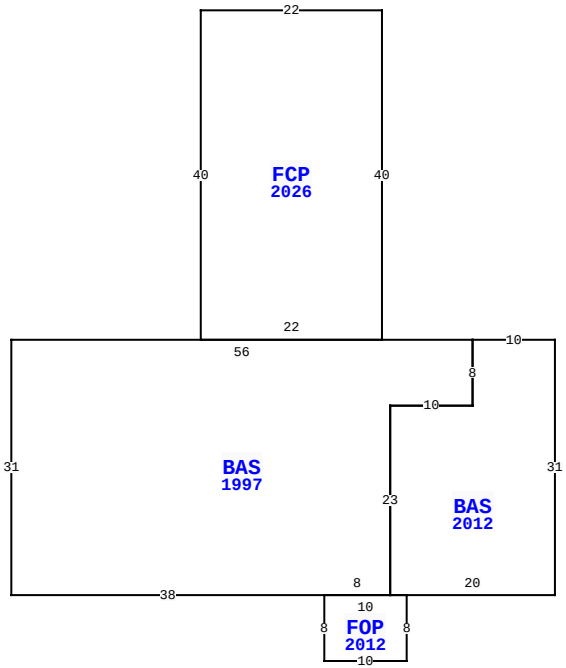
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1997	1,506	150,281
BAS	540	100	2012	540	53,886
FCP	880	25	2026	220	21,954
FOP	80	30	2012	24	2,395
TOTALS	3,006			2,290	228,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	120.5890	120.59	276,151	1997	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 2046 HX Base Yr 1994



241819 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		276,300
TOTAL MARKET OB/XF VALUE		19,440
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		401,340
SOH/AGL Deduction		179,559
ASSESSED VALUE		221,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,059
TOTAL JUST VALUE		401,340
NCON VALUE		76,435
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B963376	NEW CONSTR	61,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0673/0477	1/06/1993	WD	Q	V		12,500
GRANTOR: DYAL DAVID L						
GRANTEE: RAY DOUGLAS & JUDY						
0673/0476	1/06/1993	QC	Q	V	06	100
GRANTOR: WILSON EARL						
GRANTEE: DYAL DAVID L						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1994	1994	3	20	818	
2	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	1994	1994	3	20	396	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2005	2005	3	64	2,703	
4	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	1998	1998	3	73	3,037	
5	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	25	320	
6	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1998	1998	3	73	664	
7	0681	POLE SHED	0	100	28	6	168.00	SF	15.00	15.00	100	1998	1998	3	25	630	
8	0752	USP	0	100	20	14	280.00	SF	15.00	15.00	100	2005	2005	3	36	1,512	
9	0752	USP	0	100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	36	540	
10	0753	UEP	0	100	20	10	200.00	SF	22.00	22.00	100	2005	2005	3	36	1,584	

TOTAL OB/XF 12,204

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-10,0] W56 S31 E38 E8 N23 E10 N8 $
BAS=[YR=2012;ORIG=0,0] W10 S8 W10 S23 E20 N31 $
FOP=[YR=2012;ORIG=-28,31] S8 E10 N8 W10 $
FCP=[YR=2026;ORIG=-43,-40] E22 S40 W22 N40 $
.

LAND DESCRIPTION

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	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 07/30/2025 BY SYS

LOT 24 E OF R/W
IN OR 673/477 R567674
CORNWALL SURVEY UTIL ESMT OR 236

RAY DOUGLAS E/LAND JUDY R
241819 COUNTY ROAD 121
HILLIARD, FL 32046

2025

23-4N-23-2020-0024-0000

BUILDING CHARACTERISTICS

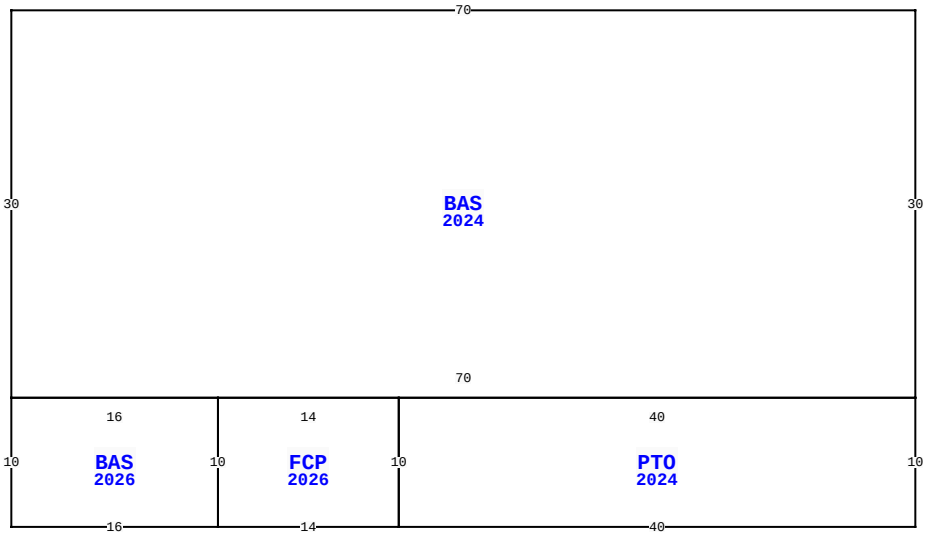
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	2,100	100	2024	2,100	43,347
BAS	160	100	2026	160	3,303
FCP	140	25	2026	35	723
PTO	400	5	2024	20	413
TOTALS	2,800			2,315	47,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,315	56.3500	20.85	48,268	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2025 Heated Area: 2260 HX Base Yr 1994



241819 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,300
TOTAL MARKET OB/XF VALUE		19,440
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		401,340
SOH/AGL Deduction		179,559
ASSESSED VALUE		221,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,059
TOTAL JUST VALUE		401,340
NCON VALUE		76,435
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0673/0477	1/06/1993	WD	Q	V		12,500
GRANTOR: DYAL DAVID L						
GRANTEE: RAY DOUGLAS & JUDY						
0673/0476	1/06/1993	QC	Q	V	06	100
GRANTOR: WILSON EARL						
GRANTEE: DYAL DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E70 S30 W70 N30 $
PTO=[YR=2024;ORIG=40,40] E40 S10 W40 N10 $
FCP=[YR=2026;ORIG=26,40] E14 S10 W14 N10 $
BAS=[YR=2026;ORIG=10,40] E16 S10 W16 N10 $
.

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
11	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	36	540	
12	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2025	2022		93	6,696	

LAND DESCRIPTION

TOTAL OB/XF 7,236

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 05/12/2019 BY KBA Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 07/30/2025 BY SYS