PT OF SE1/4 IN OR 1961/877
(EX OR 2791/771)

ZANDER ERIC
20801 CR 121
HILLIARD, FL 32046

2025

27-2N-23-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

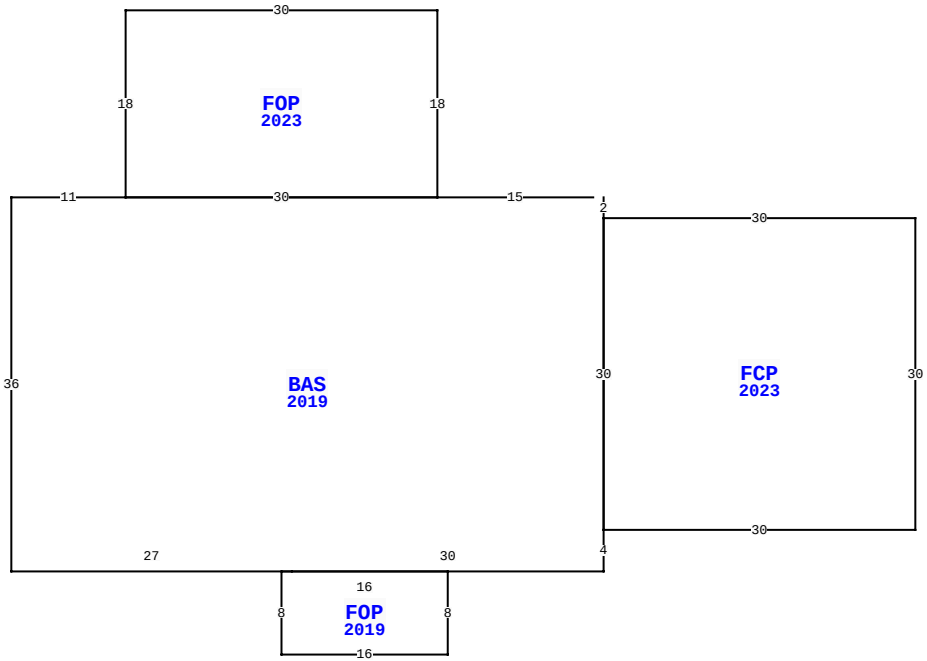
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2019	2,052	229,757
FCP	900	25	2023	225	25,192
FOP	128	30	2019	38	4,255
FOP	540	30	2023	162	18,138
TOTALS	3,620			2,477	277,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	88.1280	116.33	288,149	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



20801 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,343
TOTAL MARKET OB/XF VALUE		45,864
TOTAL LAND VALUE - MARKET		455,790
TOTAL MARKET VALUE		577,439
SOH/AGL Deduction		320,974
ASSESSED VALUE		256,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,743
TOTAL JUST VALUE		778,997
NCON VALUE		38,452
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001972	CO ISSUED	0	02/28/2019
18003220	NEW CONSTR	237,642	03/29/2018
1702879	GARAGE	0	05/08/2017
5614	CHNGE SRVC	0	01/06/1989
4024	N/A	75,143	04/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1961/0877	1/30/2015	WD	U	V	37	90,000
GRANTOR: CONNER JOEL B JR						
GRANTEE: ZANDER ERIC						
1771/0601	12/27/2011	WD	U	I	30	100
GRANTOR: CONNER JOEL B						
GRANTEE: CONNER JOEL B JR						

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	0681	POLE SHED	0	100	80	70	5,600.00	SF	9.75	9.75	100	2018	2018	3	84	45,864	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W15 W30 W11 S36 E27 E30 N4 N30 N2 $
FCP=[YR=2023;ORIG=1,2] E30 S30 W30 N30 $
FOP=[YR=2023;ORIG=-45,-18] E30 S18 W30 N18 $
FOP=[YR=2019;ORIG=-30,36] S8 E16 N8 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 45,864

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	17.34	AC		1.00	1.00	1.00	14,500.00	14,500.00	251,430							
2	005901	A	HARDWOOD SI	0	0004	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	225.00	225.00	2,025							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	525.00	525.00	777							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.48	AC		1.00	1.00	1.00	19,500.00	19,500.00	204,360							

REVIEW DATE 06/04/2025 BY WWA Total Acres: 27.82 Total Land Value: 254,232 Market: 204,360 Agricultural: 2,802 Common: 251,430 PRINTED 07/30/2025 BY SYS