

LOT 2
MILLS CREEK FARMS OR 2223/225
UTIL ESMT IN OR 2575-577

ROLISON DAVID F SR & BRENDA B
21034 CR 121
HILLIARD, FL 32046

2025

27-2N-23-1303-0002-0000

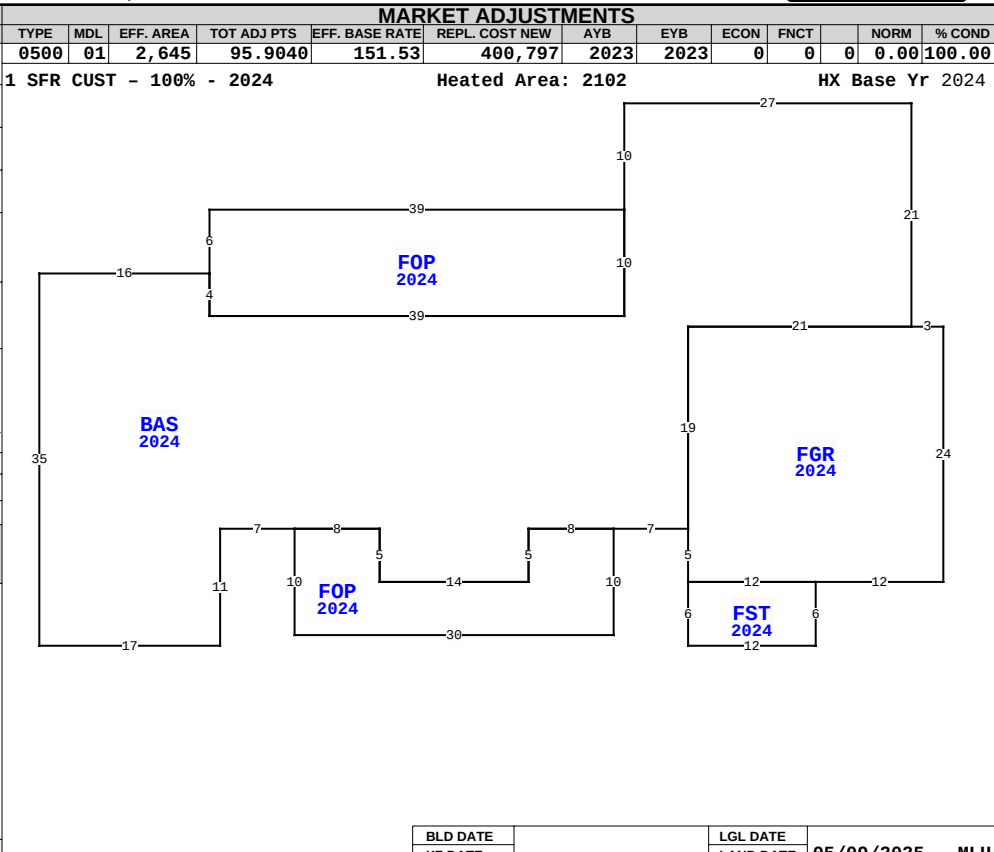


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Floor	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2024	2,102	318,516
FGR	576	55	2024	317	48,035
FOP	230	30	2024	69	10,456
FOP	390	30	2024	117	17,729
FST	72	55	2024	40	6,061
TOTALS	3,370			2,645	400,797

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0811	CONCRETE B



21034 CR 121, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			418,481
TOTAL MARKET OB/XF VALUE			6,854
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			552,835
SOH/AGL Deduction			125,747
ASSESSED VALUE			427,088
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			376,366
TOTAL JUST VALUE			552,835
NCON VALUE			17,684
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001249	ADD WOOD FRAMED E	46,473	02/01/2024
230005630	CO ISSUED		05/01/2023
23001685	NEW CONSTR	366,337	02/07/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2607/0300	12/07/2022	QC	U	I	11
GRANTOR: ROLISON DAVID F JR &					SALE PRICE
GRANTEE: ROLISON DAVID F SR					100
2434/1565	2/16/2021	WD	Q	V	02
GRANTOR: MCCLINTOCK SHANE MICH					85,000
GRANTEE: ROLISON DAVID F SR					

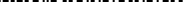
BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=130,0] W27 S10 S10 W39 N4 W16 S35 E17 N11 E7 E8 S5 E14 N5 E8 E7 N19 E21 N21 \$	
FOP=[YR=2024;ORIG=103,10] W39 S6 S4 E39 N10 \$	
FOP=[YR=2024;ORIG=102,40] W8 S5 W14 N5 W8 S10 E30 N10 \$	
FST=[YR=2024;ORIG=121,45] W12 S6 E12 N6 \$	
FGR=[YR=2024;ORIG=133,21] W3 W21 S19 S5 E12 E12 N24 \$	

LAND DESCRIPTION										TOTAL OB/XF										6,854					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,500								

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