LOT 4
MILLS CREEK FARMS OR 2223/225
ESMT IN OR 2751-894

SIMMONS DANIEL ALLEN & DIANA CRUZ
20998 CR 121
HILLIARD, FL 32046

2025

27-2N-23-1303-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

20998 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: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,850
TOTAL MARKET VALUE	122,850
SOH/AGL Deduction	0
ASSESSED VALUE	122,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,850
TOTAL JUST VALUE	122,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008442		568,363	07/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2681/218	11/27/2023	WD	Q	V	01	149,900
GRANTOR: SCAFF CHARLES R						
GRANTEE: SIMMONS DANIEL ALLE						
2239/0950	11/21/2018	WD	Q	V	01	60,000
GRANTOR: OCEANS EIGHT CREATIVE						
GRANTEE: SCAFF CHARLES R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR			6.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	122,850							

REVIEW DATE 06/03/2025 BY WW Total Acres: 6.30 Total Land Value: 122,850 Market: 0 Agricultural: 0 Common: 122,850 PRINTED 07/30/2025 BY SYS