PT OF LOT 5
IN OR 2452/1954
MILLS CREEK FARMS OR 2223/225

SCHUMACHER CARL JR & AMANDA
20980 CR 121
HILLIARD, FL 32046

2025

27-2N-23-1303-0005-0010

BUILDING CHARACTERISTICS

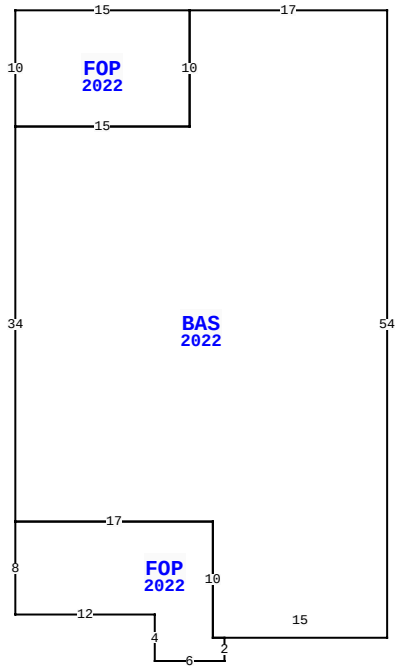
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,408	100	2022	1,408	203,209
FOP	150	30	2022	45	6,494
FOP	158	30	2022	47	6,783
TOTALS	1,716			1,500	216,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,500	109.8846	145.05	217,575	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



20980 CR 121, HILLIARD

BLD DATE	03/03/2023 NW	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: 6	Tax Dist:	
BUILDING MARKET VALUE		216,487
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		372,487
SOH/AGL Deduction		9,116
ASSESSED VALUE		363,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,649
TOTAL JUST VALUE		372,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004174	CO ISSUED	0	06/06/2022
21007999	NEW CONSTR	191,576	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1957	4/14/2021	WD	U	V	37	50,000

GRANTOR: KING AMANDA J

GRANTEE: SCHUMACHER CARL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W15 S10 E15 N10$ S10 W15 S34 FOP=[YR=2022] S8 E12 S4 E6 N2 W1 N10 W17$ E17 S10 E15 N54$.

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	100		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 09/15/2022 BY WW Total Acres: 8.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS