LOT 13
ANDREWS ACRES PB 6/66

KNIGHT JARED RICHARD & CHRISTIE GOSSETT
241656 CR 121
HILLIARD, FL 32046

2025

27-4N-23-0070-0013-0000

BUILDING CHARACTERISTICS

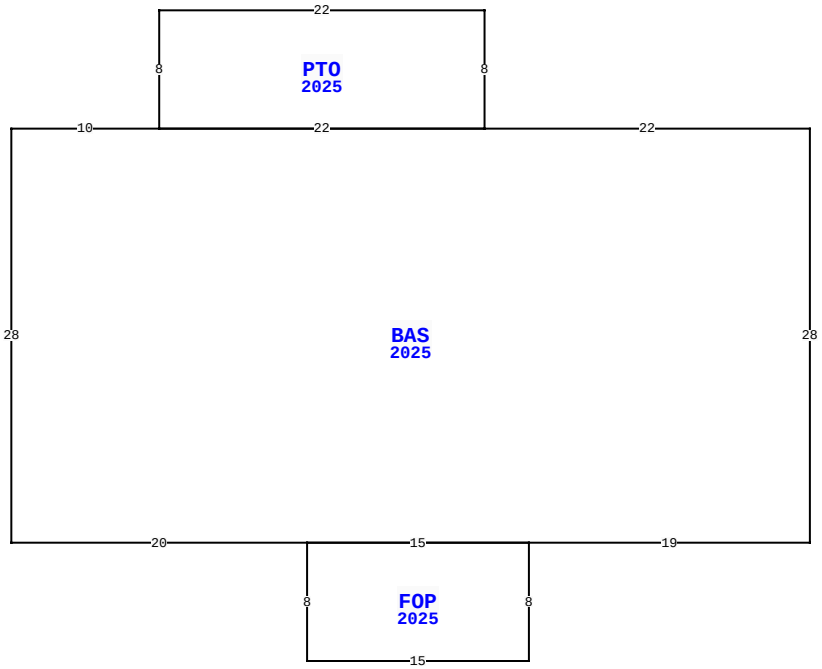
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	248,694
FOP	120	30	2025	36	5,921
PTO	176	5	2025	9	1,480
TOTALS	1,808			1,557	256,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,557	104.1012	164.48	256,095	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1512 HX Base Yr 2025



241656 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,350
TOTAL MARKET VALUE		353,696
SOH/AGL Deduction		0
ASSESSED VALUE		353,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,974
TOTAL JUST VALUE		353,696
NCON VALUE		269,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012412	PRIVATE PROVIDER	261,720	11/04/2024
B240007099	PRIVATE PROVIDER	38,514	06/14/2024
B240002352	PRIVATE PROVIDER	261,720	02/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/918	11/02/2023	WD	U	V	11	100
GRANTOR: KNIGHT RICHARD A & KA						
GRANTEE: KNIGHT JARED RICHAR						
0921/0266	2/23/2000	TD	Q	V		17,500
GRANTOR: DUDLEY JOHNNY L TRUST						
GRANTEE: KNIGHT RICHARD & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=119,10] W22 W22 W10 S28 E20 E15 E19 N28 $
FOP=[YR=2025;ORIG=85,38] E15 S8 W15 N8 $
PTO=[YR=2025;ORIG=75,2] E22 S8 W22 N8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,350							

REVIEW DATE 12/10/2024 BY WW Total Acres: 2.41 Total Land Value: 84,350 Market: 0 Agricultural: 0 Common: 84,350 PRINTED 07/30/2025 BY SYS

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ANDREWS ACRES PB 6/66

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HILLIARD, FL 32046

2025

27-4N-23-0070-0013-0000

NASSAU COUNTY PROPERTY

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

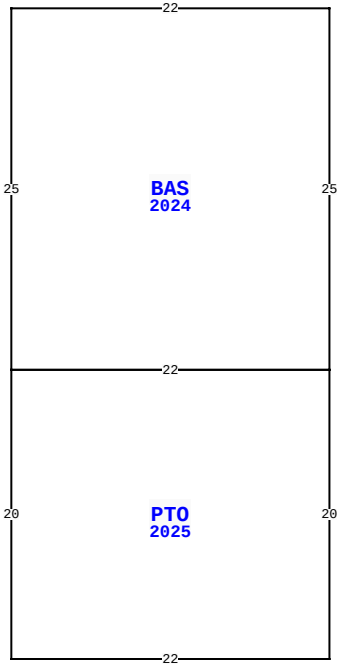
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2024	550	12,741
PTO	440	5	2025	22	510
TOTALS	990			572	13,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	63.2500	23.40	13,385	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 550 HX Base Yr 2025



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BUILDING DIMENSIONS

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PTO=[YR=2025;ORIG=50,40] E22 S20 W22 N20 $
.

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

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