

PT SE1/4 OF SE1/4 OF  
SEC 33-3N-23E IN OR 2050/1192  
(EX OR 1745/700 & OR 2262/1720

KING FAMILY TRUST/KING LETRICIA TRUSTEE  
25802 CR 121  
HILLIARD, FL 32046

2025

33-3N-23-0000-0003-0010



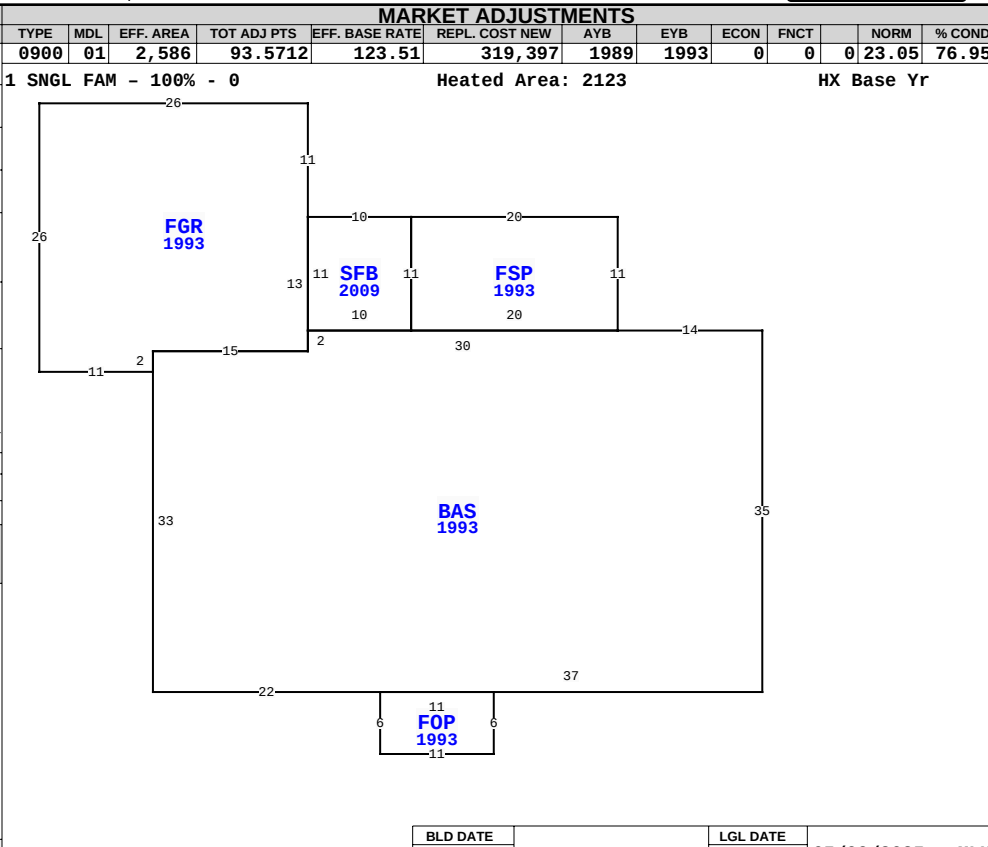
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| 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       | 2,035            | 100         | 1993 | 2,035        | 193,408              |
| FGR       | 646              | 55          | 1993 | 355          | 33,739               |
| FOP       | 66               | 30          | 1993 | 20           | 1,901                |
| FSP       | 220              | 40          | 1993 | 88           | 8,364                |
| SFB       | 110              | 80          | 2009 | 88           | 8,364                |
| TOTALS    | 3,077            |             |      | 2,586        | 245,776              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 17 | 11 | 187.00   | SF | 21.30    | 21.30          |
| 2              | 0510       | GARAGE WD-  | 0 100   | 0  | 0  | 1,110.00 | SF | 26.25    | 26.25          |
| 3              | 0751       | UOP         | 0 100   | 9  | 10 | 90.00    | SF | 10.00    | 10.00          |
| 4              | 0751       | UOP         | 0 100   | 9  | 30 | 270.00   | SF | 10.00    | 10.00          |
| 5              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |
| 6              | 0810       | CONCRETE A  | 0 100   | 21 | 23 | 483.00   | SF | 6.50     | 6.50           |
| 7              | 0825       | BRICK       | 0 100   | 10 | 17 | 170.00   | SF | 12.50    | 12.50          |
| 8              | 0350       | CARPORT WD  | 0 100   | 36 | 16 | 576.00   | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | AGRICULTURAL         | 100 | 0004 | OR       | 0.00  | 0.00  | 2.00        |
| 2                | 005000   | C   | AGRICULTURAL         | 100 |      | OR       | 0.00  | 0.00  | 4.30        |
| 3                | 009530   | C   | POND                 | 100 |      | OR       | 0.00  | 0.00  | 0.50        |
| 4                | 005600   | A   | TIMBER 3 N S         | 0   | 0004 | OR       | 0.00  | 0.00  | 4.00        |
| 5                | 009910   | M   | MARKET VALUE         | 0   | 0004 | OR       | 0.00  | 0.00  | 4.00        |



|                        |          |           |            |     |
|------------------------|----------|-----------|------------|-----|
| 25802 CR 121, HILLIARD | BLD DATE | LGL DATE  | 05/09/2025 | MLU |
|                        | XF DATE  | LAND DATE | 05/15/2025 | KBA |
|                        | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 005000   | C   | AGRICULTURAL         | 100 | 0004 | OR       | 0.00  | 0.00  | 2.00        |
| 2           | 005000   | C   | AGRICULTURAL         | 100 |      | OR       | 0.00  | 0.00  | 4.30        |
| 3           | 009530   | C   | POND                 | 100 |      | OR       | 0.00  | 0.00  | 0.50        |
| 4           | 005600   | A   | TIMBER 3 N S         | 0   | 0004 | OR       | 0.00  | 0.00  | 4.00        |
| 5           | 009910   | M   | MARKET VALUE         | 0   | 0004 | OR       | 0.00  | 0.00  | 4.00        |

| NASSAU COUNTY PROPERTY    |              |  |  |  |  |  |  |  |  |
|---------------------------|--------------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |              |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD     |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist:    |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 245,776      |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 14,809       |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 202,100      |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 386,245      |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 139,999      |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 246,246      |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB 50,722 |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 195,524      |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 462,685      |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0            |  |  |  |  |  |  |  |  |
| INCOME VALUE              |              |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 476,772      |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B24577     | ADDITION    | 0      | 04/01/2011 |
| 5617       | NEW CONSTR  | 3,200  | 01/06/1989 |
| 2828       | H/AC        | 3,550  | 12/02/1988 |
| 4444       | N/A         | 72,419 | 10/20/1987 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2050/1192                      | 5/18/2016 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: KING THOMAS E III & L |           |              |        |        |           |               |  |
| GRANTEE: KING FAMILY TRUST     |           |              |        |        |           |               |  |
| 0180/0626                      | 1/01/1974 | WD           | Q      | V      |           | 19,500        |  |
| GRANTOR:                       |           |              |        |        |           |               |  |
| GRANTEE:                       |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 FSP=[YR=1993] N11 W20 SFB=[YR=2009] W10<br>FGR=[YR=1993] N11 W26 S26 E11 N2 E15 N13\$S11 E10 N11 \$S11<br>E20\$ W30 S2 W15 S33 E22 FOP=[YR=1993] S6 E11 N6 W11\$ E37 N35 \$. |  |  |  |  |  |  |  |  |  |