

RUSSELL DUSTIN RAYMOND & TAYLER
241453 CR 121
HILLIARD, FL 32046

33-4N-23-2020-0049-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1203CEDAR 100
GABLE/HIP 100

RooF Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 100

Interior Floo
Air Condition

0908PINE WOOD 100
CENTRAL 100

Heating Type
Bedrooms

0403AIR DUCTED 100
3 100

Bathrooms
Frame
Stories

0202WOOD FRAME 100
0 0 100

Units
Occupancy

00100
NONE 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,00010020192,000242,912
FOP40030201912014,574
FSP40040201916019,433

TOTALS2,8002,280276,920

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDIYEAONYEAREACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE12/12/2024BYWWTotal Acres: 7.83Total Land Value: 152,685Market: 0Agricultural: 0Common: 152,685PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM % COND

0900012,28094.3740124.57

1 SNGL FAM - 0% - 2025Heated Area: 2000HX Base Yr

BLD DATEXF DATEINC DATE

241453 CR 121, HILLIARD

LGL DATELAND DATEAG DATE

05/09/202501/31/2025MLUKBA

FSP2019BAS2019FOP2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE314,489
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET152,685
TOTAL MARKET VALUE467,174
SOH/AGL Deduction0
ASSESSED VALUE467,174
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE467,174
TOTAL JUST VALUE467,174
NCON VALUE25,555
INCOME VALUE
PREVIOUS YEAR MKT VALUE448,623

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

2731/2157/31/2024WDUUI37319,000

GRANTOR: BRANTLY FRANCES RENEE
GRANTEE: RUSSELL DUSTIN RAYM
2139/15238/11/2017WDQUV0174,900
GRANTOR: BELL GEORGE JEFFERSON
GRANTEE: BRANTLEY FRANCES RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-40,10] S50 E40 N50 W40 \$
FSP=[YR=2019;ORIG=0,0] W40 S10 E40 N10 \$
FOP=[YR=2019;ORIG=-40,60] S10 E40 N10 W40 \$
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