PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2194/1373

HODGE DARRELL L SR & BONNIE W
241525 CR 121
HILLIARD, FL 32046

2025

33-4N-23-2020-0049-0040

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

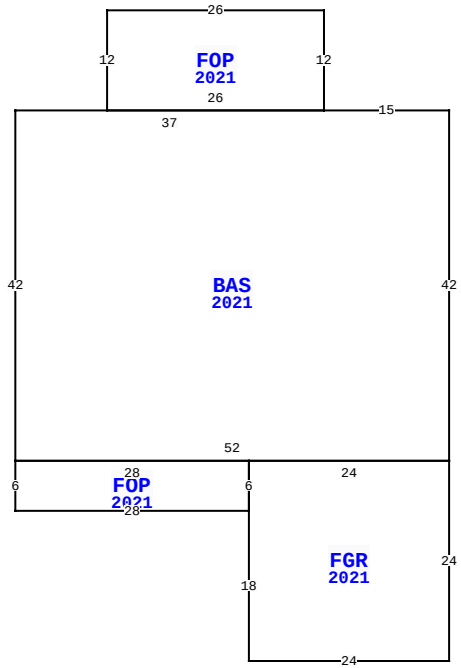
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2021	2,184	283,718
FGR	576	55	2021	317	41,181
FOP	168	30	2021	50	6,495
FOP	312	30	2021	94	12,212
TOTALS	3,240			2,645	343,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	99.4080	131.22	347,077	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2184 HX Base Yr 2024



241525 CR 121, HILLIARD

BLD DATE		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: 4	Tax Dist:	
BUILDING MARKET VALUE		343,606
TOTAL MARKET OB/XF VALUE		11,498
TOTAL LAND VALUE - MARKET		156,195
TOTAL MARKET VALUE		511,299
SOH/AGL Deduction		6,206
ASSESSED VALUE		505,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		454,371
TOTAL JUST VALUE		511,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000003	CO ISSUED	0	08/02/2021
20001395	NEW CONSTR	304,949	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1373	5/07/2018	WD	Q	V	02	64,000

GRANTOR: BELL GEORGE JEFFERSON
GRANTEE: HODGE DARRELL L SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N12 W26 S12 E26$ W37 S42 FOP=[YR=2021] S6 E28 FGR=[YR=2021] S18 E24 N24 W24 S6 $ N6 W28$ E52 N42$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	2021	2021	3	99	3,686	
3	0351	CARPORT MT	0	100	35	20	700.00	SF	6.90	6.90	100	2021	2021	3	90	4,347	

LAND DESCRIPTION

TOTAL OB/XF 11,498

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	8.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,195							

REVIEW DATE 08/09/2021 BY TW Total Acres: 8.01 Total Land Value: 156,195 Market: 0 Agricultural: 0 Common: 156,195 PRINTED 07/30/2025 BY SYS