

TAYLOR DANESE E & CINDY L
20319 COUNTY ROAD 121
HILLIARD, FL 32046

34-2N-23-0000-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0900 01 3,199 92.4048 121.97 390,182 1998 1998 0 0 12.75 87.25										Tax Group: 6 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 0 Heated Area: 2763 HX Base Yr										BUILDING MARKET VALUE 340,434									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 48,049									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 219,925									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 475,513									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 232,206									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 243,307									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 192,585									
Bathrooms 3.5 100																				TOTAL JUST VALUE 608,408									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 566,330									
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				B15963 REMODEL 11,000 09/01/2005									
MAP NUM MKT AREA 09																				B15340 SWIM POOL 26,300 03/01/2005									
NEIGHBORHOOD/LOC 9001.00																				B974254 NEW CONSTR 0 12/01/1997									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,017 100 1998 2,017 214,646																													
FOP 518 30 1998 155 16,495																													
FOP 624 30 1998 187 19,900																													
FUS 746 100 2005 746 79,389																													
UST 104 45 2005 47 5,002																													
UST 104 45 2005 47 5,002																													
TOTALS 4,113 3,199 340,434																													
EXTRA FEATURES										20319 CR 121, HILLIARD																			
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																													
1 0940 SHEDS/PORT 0 100 8 12 96.00 SF 20.10 20.10 100 1980 1980 3 20 386																													
2 0525 GAZEBO 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 1998 1998 3 25 625																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1998 1998 3 80 2,800																													
4 0100 BAR-B-Q 0 100 0 0 1.00 UT 200.00 200.00 100 1999 1999 3 20 40																													
5 0680 POLE SHED 0 100 12 10 120.00 SF 10.00 10.00 100 1999 1999 3 26 312																													
6 0811 CONCRETE B 0 100 0 0 1,062.00 SF 5.20 5.20 100 1998 1998 3 73 4,031																													
7 0680 POLE SHED 0 100 42 24 1,008.00 SF 7.50 7.50 100 1990 1990 3 20 1,512																													
8 0803 ASPHALT C 0 100 0 0 11,488.00 SF 2.00 2.00 100 1999 1999 3 50 11,488																													
9 0855 CONC PAVER 0 100 0 0 138.00 SF 7.00 7.00 100 2006 2006 3 86 831																													
10 0825 BRICK 0 100 50 6 300.00 SF 8.75 8.75 100 1999 1999 3 93 2,441																													
LAND DESCRIPTION										TOTAL OB/XF 24,466																			
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 005000 C AGRICULTURAL 100 0004 OR 0.00 0.00 1.64 AC 1.00 1.00 1.00 45,000.00 45,000.00 73,800																													
2 005501 A TIMBER 2 P S 0 OR 0.00 0.00 7.00 AC 1.00 1.00 1.00 515.00 515.00 3,605																													
3 009530 C POND 100 OR 0.00 0.00 3.85 AC 1.00 1.00 1.00 2,500.00 2,500.00 9,625																													
4 009910 M MARKET VALUE 0 OR 0.00 0.00 7.00 AC 1.00 1.00 1.00 19,500.00 19,500.00 136,500																													
REVIEW DATE 01/12/2023 BY WWA										Total Acres: 12.49 Total Land Value: 87,030										Market: 136,500 Agricultural: 3,605 Common: 83,425 PRINTED 07/30/2025 BY SYS									

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