IN OR 1288/160
ESMT OR 893/1887
ESMT OR 1288/153

**FULTON TYRESE**
20312 COUNTY ROAD 121
HILLIARD, FL 32046

**2025**

**34-2N-23-0000-0001-0050**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

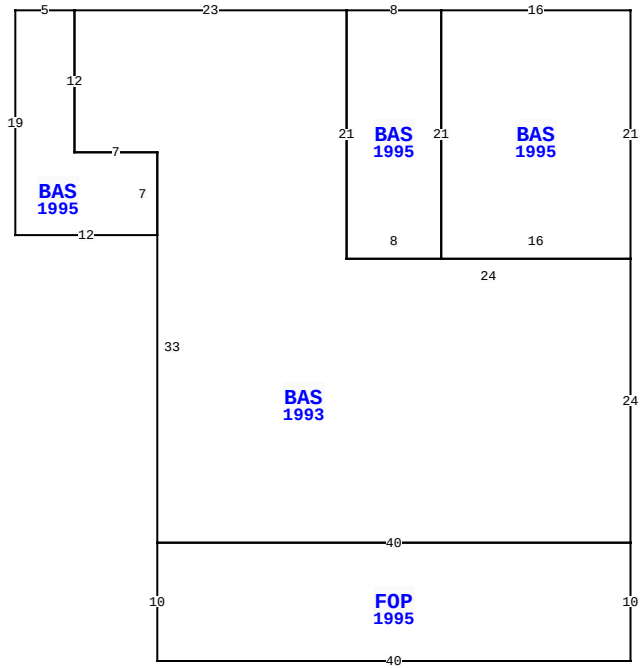
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 60 |
| Interior Wall | 06 | CUST PANEL 40 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 02 | MIN PLYWD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,380 | 100 | 1993 | 1,380 | 82,201 |
| BAS | 144 | 100 | 1995 | 144 | 8,577 |
| BAS | 168 | 100 | 1995 | 168 | 10,007 |
| BAS | 336 | 100 | 1995 | 336 | 20,014 |
| FOP | 400 | 30 | 1995 | 120 | 7,148 |
| TOTALS | 2,428 | | | 2,148 | 127,947 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,148 | 90.9440 | 90.94 | 195,339 | 1938 | 1955 | 0 | 10 | 0 | 24.50 | 65.50 |

1 SINGLE FAM – 100% - 2005 Heated Area: 2028 HX Base Yr 2005




20312 CR 121, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 127,947 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 225,447 |
| SOH/AGL Deduction | | 107,271 |
| ASSESSED VALUE | | 118,176 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 67,454 |
| TOTAL JUST VALUE | | 225,447 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,023 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B951686 | ADDITION | 16,550 | 02/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1288/0160 | 1/18/2005 | WD | U | I | 21 | 145,000 |
| GRANTOR: CRUMPLER ELIZABETH & | | | | | | |
| GRANTEE: FULTON TARRANCE C S | | | | | | |
| 1072/1454 | 8/05/2002 | WD | Q | I | 01 | 100 |
| GRANTOR: TANNER ELIZABETH JOAN | | | | | | |
| GRANTEE: CRUMPLER ELIZABETH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W8 BAS=[YR=1993] W23 BAS=[YR=1995] W5 S19 E12 N7 W7 N12$ S12 E7 S33 FOP=[YR=1995] S10 E40 N10 W40$ E40 N24 BAS=[YR=1995] N21 W16 S21 E16$ W24 N21$ S21 E8 N21$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0007 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 97,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS