PT SEC 34-2N-23E
IN OR 2468/1642

KIRKLAND JOEL P & MARY J
20314 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0001-0120

BUILDING CHARACTERISTICS

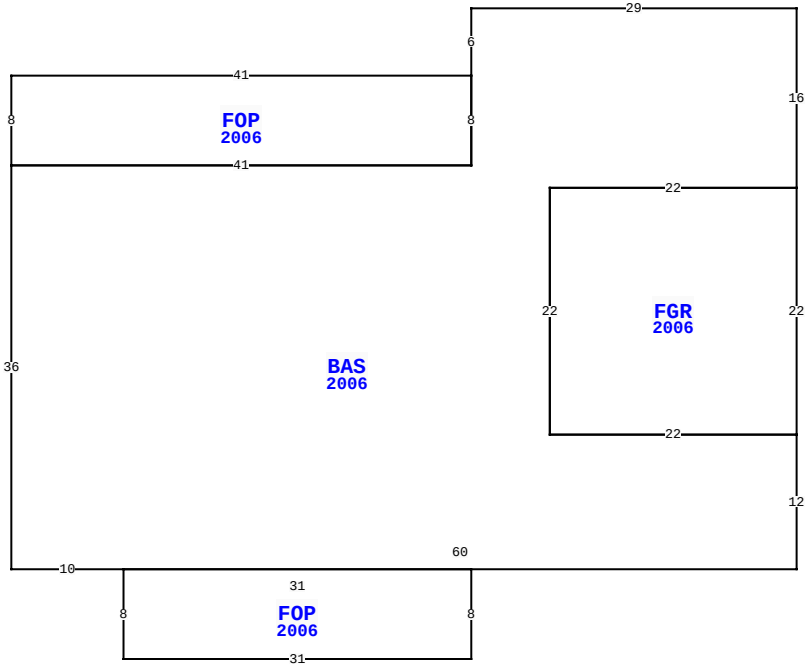
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,442	100	2006	2,442	302,169
FGR	484	55	2006	266	32,914
FOP	248	30	2006	74	9,157
FOP	328	30	2006	98	12,126
TOTALS	3,502			2,880	356,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,880	108.3726	143.05	411,984	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2007 Heated Area: 2442 HX Base Yr 2007



20314 CR 121, HILLIARD

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

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	0812	CONCRETE C	0	100	0	0	1,029.00	SF	4.00	4.00	100	2006	2006	3	86	3,540	
2	1127	BRICK 8"	0	100	0	0	34.00	SF	5.50	5.50	100	2006	2006	3	96	180	
3	0351	CARPORT MT	0	100	28	40	1,120.00	SF	6.30	6.30	100	2021	2021	3	90	6,350	
4	0811	CONCRETE B	0	100	40	18	720.00	SF	5.20	5.20	100	2021	2021	3	99	3,707	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		356,366
TOTAL MARKET OB/XF VALUE		13,777
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		509,343
SOH/AGL Deduction		244,143
ASSESSED VALUE		265,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,478
TOTAL JUST VALUE		509,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009278	GARAGE	75,136	07/15/2021
B1327944	ADDITION	0	10/01/2013
B0515917	NEW CONSTR	0	02/07/2006
E16030	ELEC OTHER	1,500	10/01/2005
M10540	MECH OTHER	0	10/01/2005
E15745	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1642	5/07/2021	QC	U	I	11	100
GRANTOR: BAILEY DARRELL & ROBE						
GRANTEE: KIRKLAND JOEL P & M						
1336/0015	7/26/2005	WD	Q	V	06	10,600
GRANTOR: BAILEY DARRELL & ROBE						
GRANTEE: KIRKLAND JOEL & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 S6 FOP=[YR=2006] W41 S8 E41 N8$ S8 W41 S36 E10 FOP=[YR=2006] S8 E31 N8 W31$ E60 N12 FGR=[YR=2006] N22 W22 S22 E22$ W22 N22 E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 13,777

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	0004	OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	139,200							

REVIEW DATE 12/13/2021 BY TW Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS