IN OR 2303/931
ESMT OR 1695/1673

SWEAT CLINTON COTY & COURTNEY
20120 CR 121
HILLIARD, FL 32046

2025

34-2N-23-0000-0002-0050

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	04	Quality Level 04

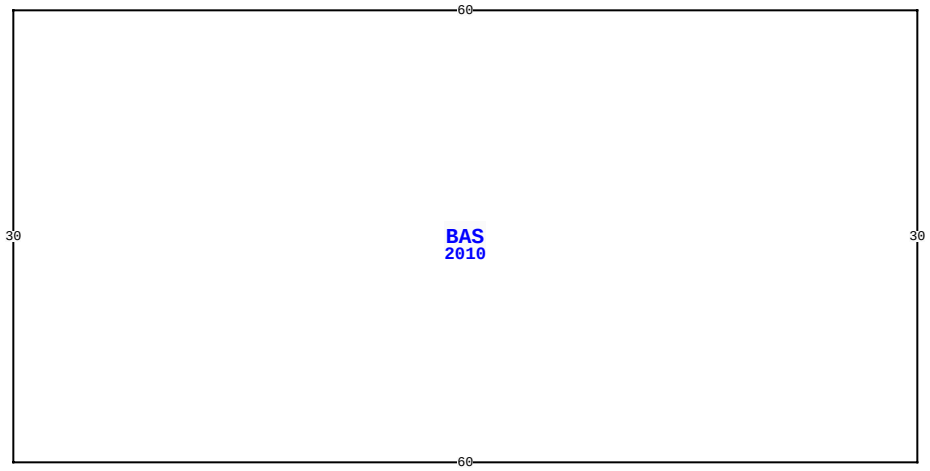
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2010	1,800	147,434
TOTALS	1,800			1,800	147,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.4800	109.21	196,578	2010	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



20120 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,434
TOTAL MARKET OB/XF VALUE		7,344
TOTAL LAND VALUE - MARKET		186,450
TOTAL MARKET VALUE		226,456
SOH/AGL Deduction		53,033
ASSESSED VALUE		173,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,701
TOTAL JUST VALUE		341,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5301	CO ISSUED	0	09/01/2010
E22846	NEW CONSTR	0	08/01/2010
M15564	H/AC	0	08/01/2010
P14418	NEW CONSTR	0	08/01/2010
MH5301	MH MOVE-ON	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0931	8/30/2019	WD	Q	I	01	206,000
GRANTOR: THRIFT NICHOLAS IRA &						
GRANTEE: SWEAT CLINTON COTY						
2241/1259	12/05/2018	WD	U	I	11	100
GRANTOR: BOZEMAN MARY JEAN						
GRANTEE: THRIFT NICHOLAS IRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S30 E60 N30$.

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	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2013	2013	3	68	7,344	

LAND DESCRIPTION

TOTAL OB/XF 7,344

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	6.10	AC		1.00	1.00	1.00	685.00	685.00	4,178							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.10	AC		1.00	1.00	1.00	19,500.00	19,500.00	118,950							

REVIEW DATE 10/30/2024 BY DC Total Acres: 7.60 Total Land Value: 71,678 Market: 118,950 Agricultural: 4,178 Common: 67,500 PRINTED 07/30/2025 BY SYS