LOT 2
TAYLOR ESTATES PB 8/39

FOSTER ROBERT JR
20125 CR 121
HILLIARD, FL 32046

2025

34-2N-23-2005-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	Quality Level 03

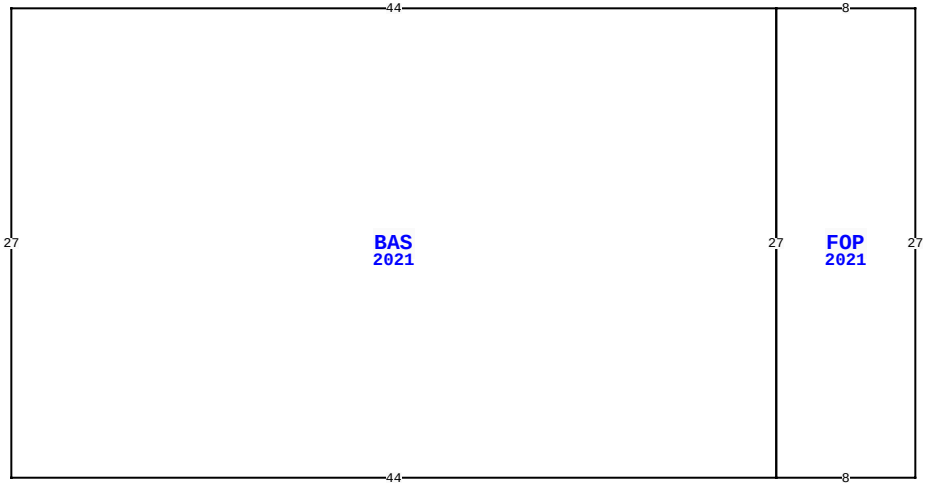
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2021	1,188	112,048
FOP	216	30	2021	65	6,130
TOTALS	1,404			1,253	118,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,253	116.8000	99.28	124,398	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2022 Heated Area: 1188 HX Base Yr 2022



20125 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		118,178
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		208,178
SOH/AGL Deduction		98,763
ASSESSED VALUE		109,415
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		53,693
TOTAL JUST VALUE		208,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002038	CO ISSUED	0	02/22/2021
20012499	MH MOVE-ON	0	12/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1791	11/04/2020	WD	Q	V	02	45,000
GRANTOR: TAYLOR FAMILY REVOCAB						
GRANTEE: FOSTER ROBERT JR &						
1871/1771	8/05/2013	WD	U	I	30	100
GRANTOR: TAYLOR ROBERT C & LIN						
GRANTEE: TAYLOR ROBERT C & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W8 BAS=[YR=2021] W44 S27 E44 N27$ S27 E8 N27$.

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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS