LOT 6
TAYLOR ESTATES PB 8/39 &
PT OF SEC 34-2N-23E

VALENTI NICHOLAS & TRACY
19971 COUNTY RD 121
HILLIARD, FL 32046

2025

34-2N-23-2005-0006-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

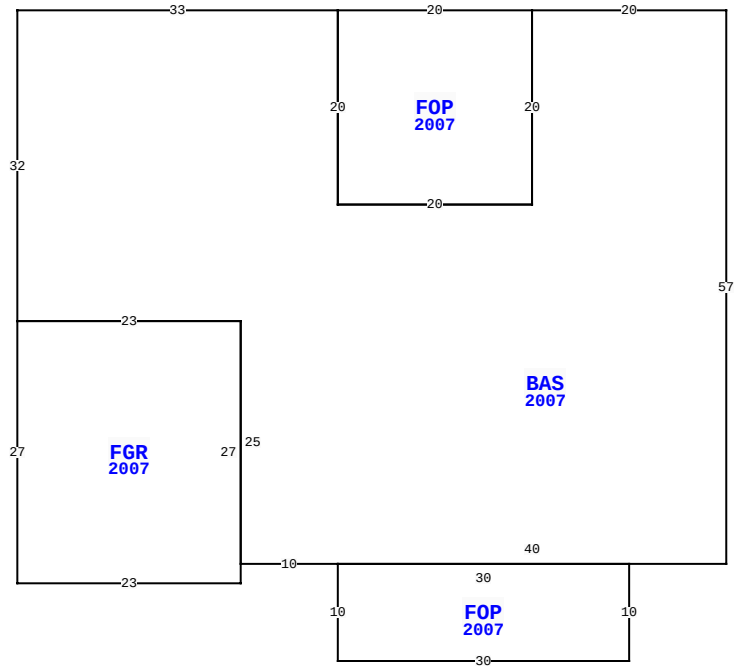
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,186	100	2007	3,186	342,581
FGR	621	55	2007	342	36,774
FOP	300	30	2007	90	9,678
FOP	400	30	2007	120	12,903
TOTALS	4,507			3,738	401,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,738	93.3660	123.24	460,671	2007	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2023 Heated Area: 3186 HX Base Yr



19971 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		401,935
TOTAL MARKET OB/XF VALUE		25,489
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		547,424
SOH/AGL Deduction		22,979
ASSESSED VALUE		524,445
TOTAL EXEMPTION VALUE	13	524,445
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		547,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005904	NEW RES AC	119,160	06/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0675	8/08/2022	QC	U	V	11	100
GRANTOR: VALENTI NICHOLAS						
GRANTEE: VALENTI NICHOLAS &						
2550/0590	3/10/2022	QC	U	V	11	30,000
GRANTOR: STAFFORD DIANE V						
GRANTEE: VALENTI NICHOLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 FOP=[YR=2007] W20 S20 E20 N20$ S20 W20 N20 W33 S32 FGR=[YR=2007] S27 E23 N27 W23$ E23 S25 E10 FOP=[YR=2007] S10 E30 N10 W30$ E40 N57$.

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	5,593.00	SF	4.00	4.00	100	2007	2007	3	87	19,464	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	22.50	22.50	100	2007	2007	3	27	851	
3	0300	BOAT DCK W	0	100	14	14	196.00	SF	40.00	40.00	100	2010	2010	3	56	4,390	
4	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	2010	2010	3	40	784	

LAND DESCRIPTION

TOTAL OB/XF 25,489

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 09/22/2022 BY WWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS