PT OF SEC 34-4N-23E
IN OR 2719/1474
UTIL ESMT OR 2281/71

MCCULLOUGH MARCUS ANTHONY/MARTIN ROBRET WAYNE
241611 CR 121
HILLIARD, FL 32046

2025

34-4N-23-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 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	06	Quality Level 06

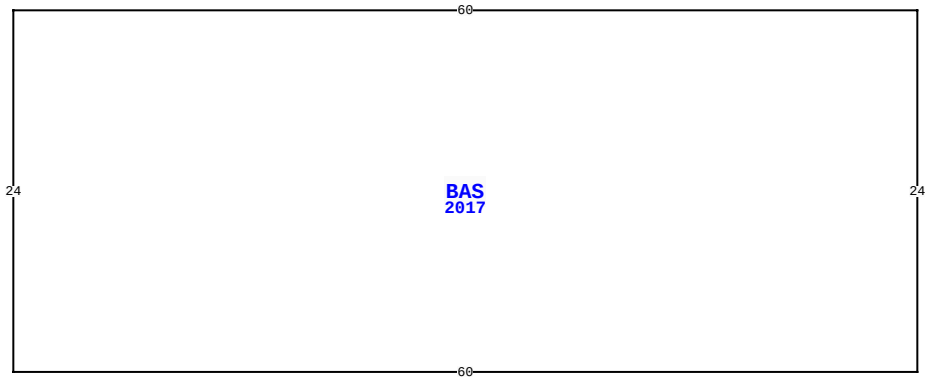
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2017	1,440	50,950
TOTALS	1,440			1,440	50,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	147.4200	117.94	169,834	1982	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



241611 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,950
TOTAL MARKET OB/XF VALUE		12,048
TOTAL LAND VALUE - MARKET		299,655
TOTAL MARKET VALUE		118,346
SOH/AGL Deduction		56,469
ASSESSED VALUE		61,877
TOTAL EXEMPTION VALUE	HX HB	36,877
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		362,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002346	CO ISSUED	0	06/29/2017
1702346	MH MOVE-ON	0	04/12/2017
B1700270	GARAGE	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/1474	6/17/2024	QC	U	I	11	100
GRANTOR: MCCULLOUGH MARCUS ANT						
GRANTEE: MCCULLOUGH MARCUS A						
2318/0228	11/12/2019	WD	U	I	11	100
GRANTOR: CANADAY CODY & BRANDY						
GRANTEE: MCCULLOUGH DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S24 E60 N24$.

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	0680	POLE SHED	0	100	60	8	480.00	SF	10.00	10.00	100	2019	2019	3	87	4,176	
2	0940	SHEDS/PORT	0	100	32	10	320.00	SF	30.00	30.00	100	2019	2019	3	82	7,872	

LAND DESCRIPTION

TOTAL OB/XF 12,048

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.44	AC		1.00	1.00	1.00	525.00	525.00	3,906							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	7.95	AC		1.00	1.00	1.00	370.00	370.00	2,942							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.39	AC		1.00	1.00	1.00	14,500.00	14,500.00	252,155							

REVIEW DATE 07/14/2022 BY TWA Total Acres: 19.39 Total Land Value: 55,348 Market: 252,155 Agricultural: 7,848 Common: 47,500 PRINTED 07/30/2025 BY SYS