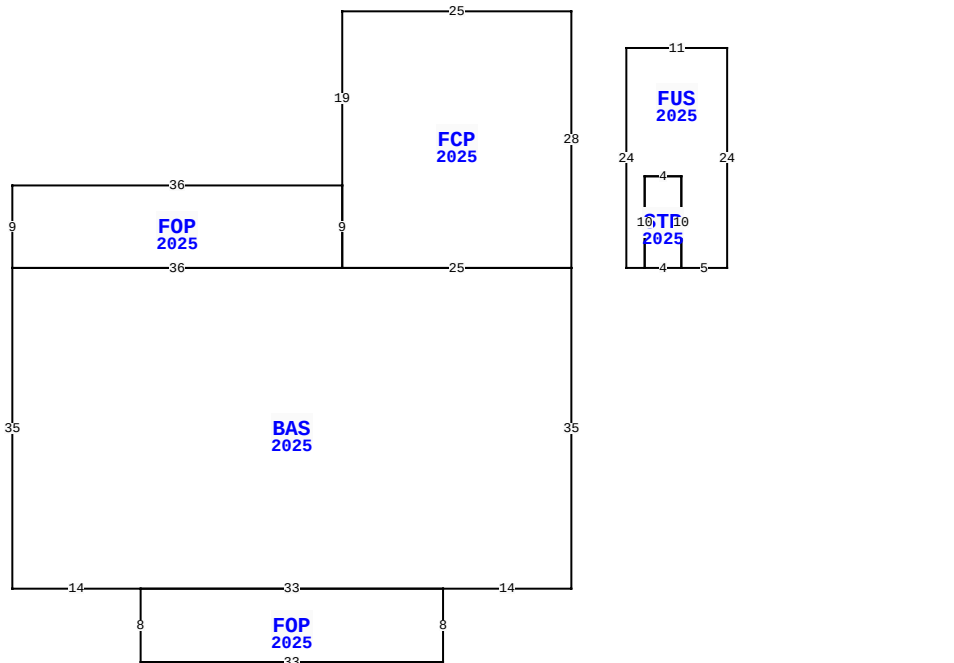


TOLOSI MICHAEL F & SANDRA E
241596 CR 121
HILLIARD, FL 32046

34-4N-23-2020-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 90		0500	01	2,714	98.4960	155.62	422,353	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD														
Exterior Wall		20	FACE BRICK 10		1 SFR CUST - 100% - 2025										Heated Area: 2359										HX Base Yr 2025									
Roof Structur		03	GABLE/HIP 100												Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										422,353									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										8,840									
Interior Floo		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET										382,535									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										497,545									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										129,929									
Bedrooms			3 100												ASSESSED VALUE										367,616									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										316,894									
Stories		1.5	1.5 100												TOTAL JUST VALUE										813,728									
Units			0 100		NCON VALUE										427,353																			
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										310,625																			
Quality		02	Quality Level 02																															
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	2,135	100	2025	2,135	332,249																													
FCP	700	25	2025	175	27,234																													
FOP	264	30	2025	79	12,294																													
FOP	324	30	2025	97	15,095																													
FUS	224	100	2025	224	34,859																													
STR	40	10	2025	4	622																													
TOTALS	3,687			2,714	422,353																													
EXTRA FEATURES					241596 CR 121, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU											
															XF DATE				LAND DATE		10/21/2024		KBA											
															INC DATE				AG DATE															
L N	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	0370	CHICKEN HS	0 100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280																			
2	0370	CHICKEN HS	0 100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280																			
3	0370	CHICKEN HS	0 100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280																			
5	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000																			
LAND DESCRIPTION										TOTAL OB/XF										8,840														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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						1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																
2	006000	A	PASTURE - HA	0			OR	0.00	0.00	30.90	AC		1.00	1.00	1.00	370.00	370.00	11,433																
3	005600	A	TIMBER 3 N S	0			OR	0.00	0.00	21.60	AC		1.00	1.00	1.00	390.00	390.00	8,424																
4	005902	A	HARDWOOD SI	0			OR	0.00	0.00	7.87	AC		1.00	1.00	1.00	190.00	190.00	1,495																
5	009910	M	MARKET VALUE	0			OR	0.00	0.00	61.37	AC		1.00	1.00	1.00	5,500.00	5,500.00	337,535																
REVIEW DATE		07/22/2024		BY	WW		Total Acres: 61.37			Total Land Value: 66,352			Market: 337,535			Agricultural: 21,352			Common: 45,000			PRINTED 07/30/2025 BY SYS												