IN OR 1452/263

GUYNN FLOYD RANDALL
31555 CR 121
HILLIARD, FL 32046

2025

37-3N-23-0000-0001-0490

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

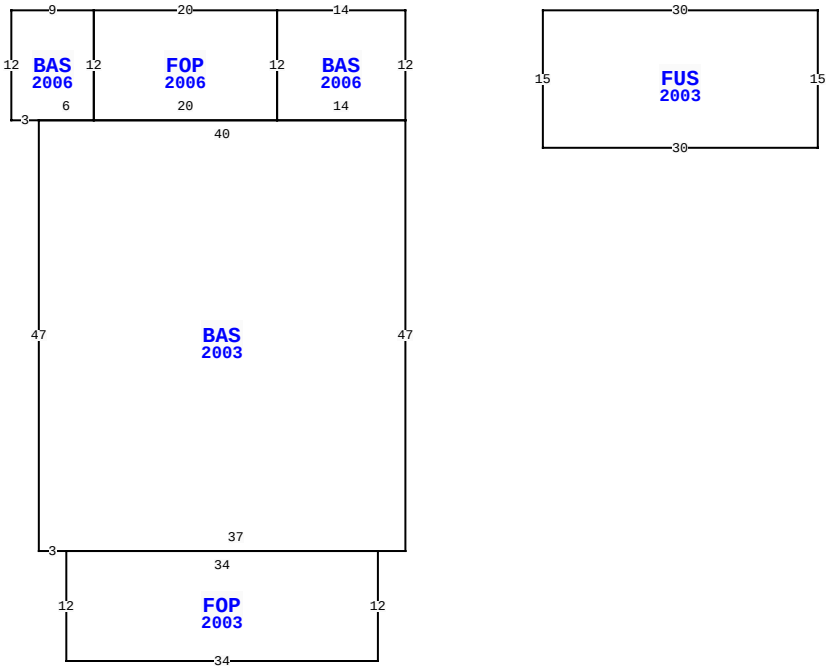
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	2003	1,880	207,252
BAS	108	100	2006	108	11,906
BAS	168	100	2006	168	18,520
FOP	408	30	2003	122	13,449
FOP	240	30	2006	72	7,937
FUS	450	100	2003	450	49,609
TOTALS	3,254			2,800	308,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,800	92.5344	122.15	342,020	2003	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2007 Heated Area: 2606 HX Base Yr 2007



31555 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		432,704
TOTAL MARKET OB/XF VALUE		40,512
TOTAL LAND VALUE - MARKET		182,715
TOTAL MARKET VALUE		655,931
SOH/AGL Deduction		283,148
ASSESSED VALUE		372,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,061
TOTAL JUST VALUE		655,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/0263	10/12/2006	WD	Q	I	01	25,000

GRANTOR: GUYNN JOHN F & EVELYN

GRANTEE: GUYNN FLOYD RANDALL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W20 BAS=[YR=2006] W9 S12 E3 BAS=[YR=2003] S47 E3 FOP=[YR=2003] S12 E34 N12 W34$ E37 N47 W40$ E6 N12$ S12 E20 N12$ S12 E14 N12$ PTR=E15 FUS=[YR=2003] E30 S15 W30 N15$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0510	GARAGE WD-	0	100	48	43	2,064.00	SF	42.00	42.00	100	2001	2001	3	28	24,273	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2003	2003	3	82	2,558	
4	0812	CONCRETE C	0	100	0	0	1,359.00	SF	4.00	4.00	100	2005	2005	3	84	4,566	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 40,512

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	0004	OR	0.00	0.00	9.37	AC		1.00	1.00	1.00	19,500.00	19,500.00	182,715							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 9.37 Total Land Value: 182,715 Market: 0 Agricultural: 0 Common: 182,715 PRINTED 07/30/2025 BY SYS

IN OR 1452/263

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31555 CR 121
HILLIARD, FL 32046

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

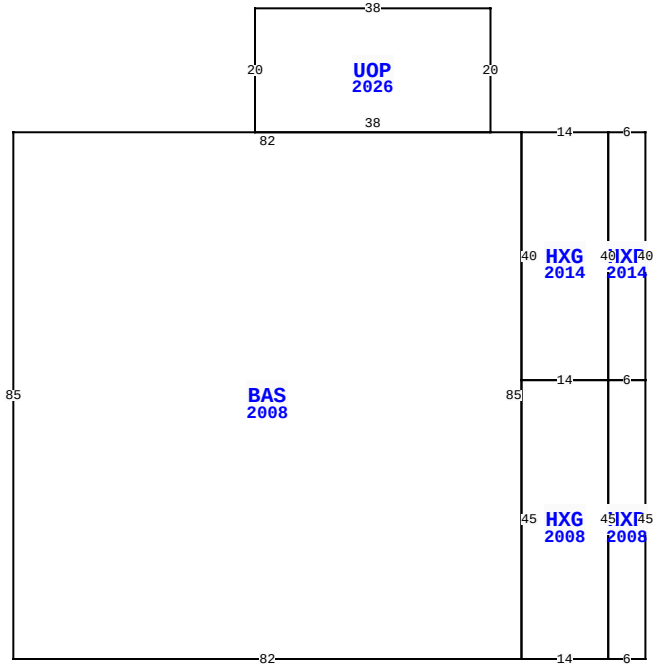
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,970	100	2008	6,970	108,211
HXG	630	60	2008	378	5,868
HXG	560	60	2014	336	5,216
HXP	270	30	2008	81	1,257
HXP	240	30	2014	72	1,118
UOP	760	20	2026	152	2,360
TOTALS	9,430			7,989	124,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	7,989	56.7000	20.98	167,609	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 11.06% - 2007 Heated Area: 6970 HX Base Yr 2007



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1452/0263	10/12/2006	WD	Q	I	01	25,000

GRANTOR: GUYNN JOHN F & EVELYN

GRANTEE: GUYNN FLOYD RANDALL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-20,0] W82 S85 E82 N85 $
HXG=[YR=2008;ORIG=-20,85] E14 N45 W14 S45 $
HXG=[YR=2014;ORIG=-6,0] W14 S40 E14 N40 $
HXP=[YR=2008;ORIG=-6,85] E6 N45 W6 S45 $
HXP=[YR=2014;ORIG=0,0] W6 S40 E6 N40 $
UOP=[YR=2026;ORIG=-63,-20] E38 S20 W38 N20 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/01/2019 BY TWA Total Acres: 9.37 Total Land Value: 182,715 Market: 0 Agricultural: 0 Common: 182,715 PRINTED 07/30/2025 BY SYS