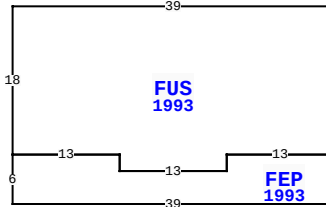
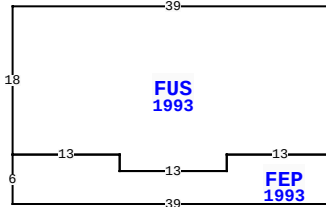
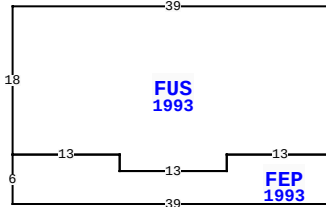


**CREEL MICHAEL & LAURA B L/E/
PO BOX 1266
HILLIARD, FL 32046**

37-3N-23-2070-0014-0000

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		20	FACE BRICK 90		0100	01	2,896	117.0723	117.07	339,035	1989	2004	0	0	0	14.50	85.50	VALUATION BY					STANDARD						
Exterior Wall		12	CEDAR 10		1 SINGLE FAM - 100% - 0													Heated Area: 2204					HX Base Yr						
Roof Structur		03	GABLE/HIP 100																										
Roof Cover		12	MODULAR MT 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 90																										
Interior Floo		08	SHT VINYL 10																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		3	100																										
Bathrooms		2	100																										
Frame		02	WOOD FRAME 100																										
Stories		1.5	1.5 100																										
Units		0	100																										
Occupancy		00	NONE 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	1,476	100	1993	1,476	147,740																								
FEP	208	80	1993	166	16,616																								
FGR	920	55	1993	506	50,648																								
FOP	60	30	1993	18	1,801																								
FUS	728	100	1993	728	72,869																								
PTO	40	5	1993	2	200																								
TOTALS	3,432			2,896	289,875																								
EXTRA FEATURES					31410 CR 121, HILLIARD										BLD DATE		LGL DATE		05/09/2025		MLU								
															XF DATE		LAND DATE		07/15/2024		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	0510	GARAGE WD-	0 100	28	36	1,008.00	SF	35.00	35.00	100	1983	1983	3	20	7,056														
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.30	18.30	100	1977	1977	3	20	1,054														
3	0351	CARPORT MT	0 100	18	23	414.00	SF	10.00	10.00	100	1977	1977	3	20	828														
4	0510	GARAGE WD-	0 100	12	24	288.00	SF	35.00	35.00	100	1983	1983	3	20	2,016														
5	0811	CONCRETE B	0 100	28	18	504.00	SF	5.20	5.20	100	1988	1988	3	52	1,363														
6	0811	CONCRETE B	0 100	0	0	220.00	SF	5.20	5.20	100	1989	1989	3	54.5	623														
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280														
LAND DESCRIPTION										TOTAL OB/XF										14,220									
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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	390.00	390.00	5,058												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	15,500.00	15,500.00	201,035												
REVIEW DATE		05/05/2022		BY	TWA		Total Acres: 14.97		Total Land Value: 75,058		Market: 201,035		Agricultural: 5,058		Common: 70,000		PRINTED 07/30/2025 BY SYS												

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