

PT LOTS 25,26, & 27
IN OR 2533/120
CORNWALL SURVEY SUB PBK 0/31

DIANA DEAN J & NATALIE
21303 PROMISED LAND WAY
HILLIARD, FL 32046-3346

2026

02-2N-23-2020-0025-0020



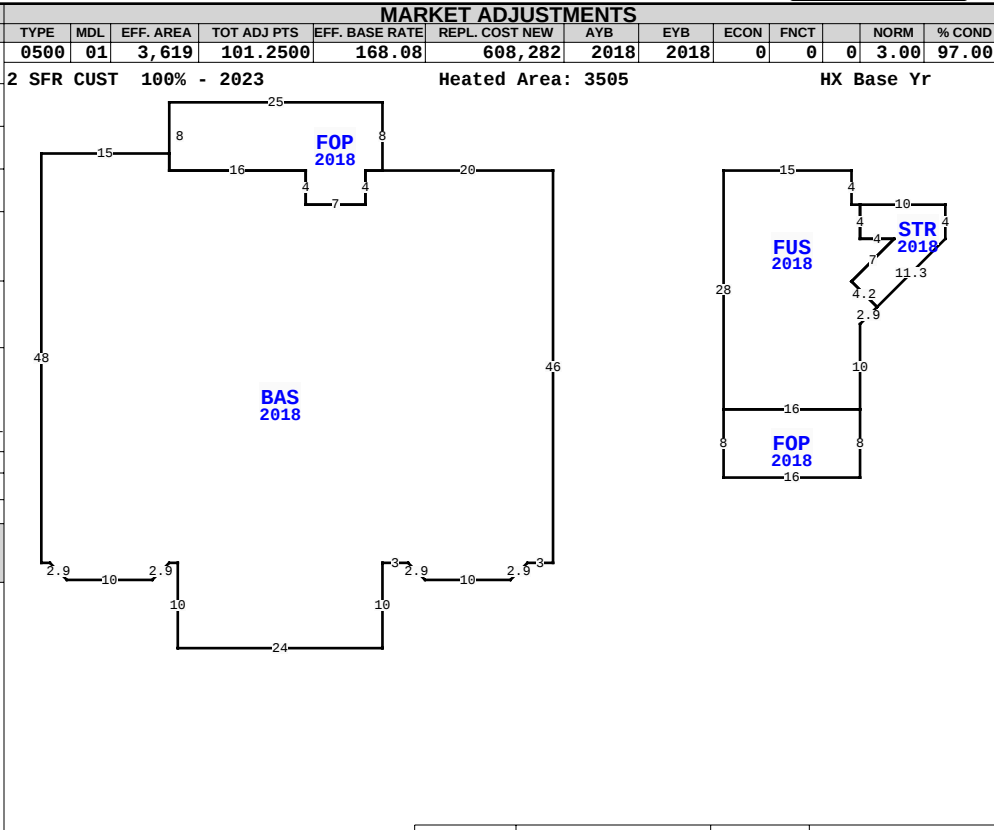
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	3,050	100	2018	3,050	497,265
FOP	128	30	2018	38	6,195
FOP	228	30	2018	68	11,086
FUS	455	100	2018	455	74,182
STR	79	10	2018	8	1,305

TOTALS	3,940			3,619	590,034
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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
1	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2000



21303 N PROMISED LAND WAY, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	10/25/2024	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		645,292	
TOTAL MARKET OB/XF VALUE		562	
TOTAL LAND VALUE - MARKET		254,100	
TOTAL MARKET VALUE		784,634	
SOH/AGL Deduction		1,797	
ASSESSED VALUE		782,837	
TOTAL EXEMPTION VALUE		13	782,837
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		899,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		907,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001710	DEMOLITION	0	01/31/2022
17005315	NEW CONSTR	449,422	08/23/2017
B1632851	NEW CONSTR	404,022	08/31/2016
R12191	REPAIR/RRF	1,800	11/01/2009
9093	MH MOVE-ON	4,500	11/02/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/0120	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						
2529/1241	1/11/2022	QC	U	I	11	100
GRANTOR: DIANA DEAN J						
GRANTEE: DIANA NATALIE J & D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W20 FOP=[YR=2018] N8 W25 S8 E16 S4 E7 N4 E2\$ W2 S4W7 N4 W16 N2 W15 S48 E1 D2 R2 E10 U2 R2 E1 S10 E24 N10 E3 D2 R2 E10 U2 R2 E3 N46\$ PTR=E20 FUS=[YR=2018] E15 S4 E1 STR=[YR=2018] E10 S4 D8 L8 U3 L3 U5 R5 W4 N4\$ S4 E4 D5 L5 D3 R3 D2 L2 S10 FOP=[YR=2018] S8 W16 N8 E16\$ W16 N28 \$ W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	7.80	AC	1.00
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC	1.00
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.00	AC	1.00
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.00	AC	1.00

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall		N/A 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	03	MASONRY 100			
Stories	0	0 100			
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	3,024	100	2006	3,024	48,281
UCP	1,296	20	2021	259	4,136
UOP	888	20	2026	178	2,842
TOTALS	5,208			3,461	55,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	BD	% COND
6500	01	3,461	45.4940	17.74	61,398	2005	2005	0	0	-20	30.00
3 GARAGE RES 100% - 2023 Heated Area: 3024 HX Base Yr											
72 42 72 18 72 BAS 2006 72 42 72 16 72 UCP 2021 35.2 43.7 8 UOP 2026											

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/12/2026