



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,276	100	1993	2,276	286,852
FOP	90	30	1993	27	3,403
FOP	96	30	1993	29	3,655

TOTALS	2,462			2,332	293,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0200	BARN WD 0-	0	100	0	0	854.00	SF	20.00
4	0681	POLE SHED	0	100	0	0	431.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.78

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	126.8120	176.27	411,062	1973	1988	0	0	0	28.50	71.50
1 SNGL FAM 100% - 2023 Heated Area: 2276 HX Base Yr 2023												

25171 CR 121, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
3	0200	BARN WD 0-	0	100	0	0	854.00	SF	20.00	20.00	100	1975	1975	3	20	3,416	
4	0681	POLE SHED	0	100	0	0	431.00	SF	15.00	15.00	100	2003	2003	3	29	1,875	

TOTAL OB/XF										6,383							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0004	OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	40,000.00	40,000.00	71,200

Total Acres: 1.78	Total Land Value: 71,200	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				313,053	
TOTAL MARKET OB/XF VALUE				6,383	
TOTAL LAND VALUE - MARKET				71,200	
TOTAL MARKET VALUE				390,636	
SOH/AGL Deduction				100,656	
ASSESSED VALUE				289,980	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				238,569	
TOTAL JUST VALUE				390,636	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				390,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006534	REPAIR/RRF	20,000	07/27/2020
6155	NEW CONSTR	10,500	08/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1831	6/24/2022	WD	Q	I	01	405,500	
GRANTOR: ROWELL DAVID WALTER							
GRANTEE: RABY KENENTH & ANN							
2335/1276	1/24/2020	SW	U	I	12	199,500	
GRANTOR: CERTIFICATEHOLDERS CW							
GRANTEE: ROWELL DAVID WALTER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FOP=[YR=1993] N6 W16 S6 E16\$ W16 N6 W22 S38 E21 FOP=[YR=1993] S5 E18 N5 W 18\$E 46 N 32 \$.									

[illegible]