

**HORTON ROGER L L/E/
25339 COUNTY ROAD 121
HILLIARD, FL 32046**

03-2N-23-0000-0004-0020



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[illegible]

TRACT 2
IN OR 2833/1122
EX R/W OR 246/649

HORTON ROGER L L/E/
25339 COUNTY ROAD 121
HILLIARD, FL 32046

2026

03-2N-23-0000-0004-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 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.	1. 100			
Units		0 100			
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	1,512	100	2001	1,512	48,009
FOP	160	30	2001	48	1,524
UOP	72	25	2008	18	572
TOTALS	1,744			1,578	50,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,578	117.6000	105.84	167,016	1994	1994	0	0	70.00	30.00
4 M/H 94+ 0% - 0 Heated Area: 1512 HX Base Yr 2008											
FOP 2001 BAS 2001 UOP 2008											
25339 CR 121, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU											

NASSAU COUNTY PROPERTY											6
VALUATION SUMMARY											PAGE 3 of 3
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE										276,662	
TOTAL MARKET OB/XF VALUE										18,975	
TOTAL LAND VALUE - MARKET										190,000	
TOTAL MARKET VALUE										485,637	
SOH/AGL Deduction										227,333	
ASSESSED VALUE										258,304	
TOTAL EXEMPTION VALUE					HX	HB	VX	VP	WR	218,925	
BASE TAXABLE VALUE										39,379	
TOTAL JUST VALUE										485,637	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										479,866	