



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	115,999
FSP	72	40	1993	29	2,355
FSP	96	40	1993	38	3,086
FST	96	55	1993	53	4,306
UGR	312	45	1993	140	11,373

TOTALS	2,004			1,688	137,119
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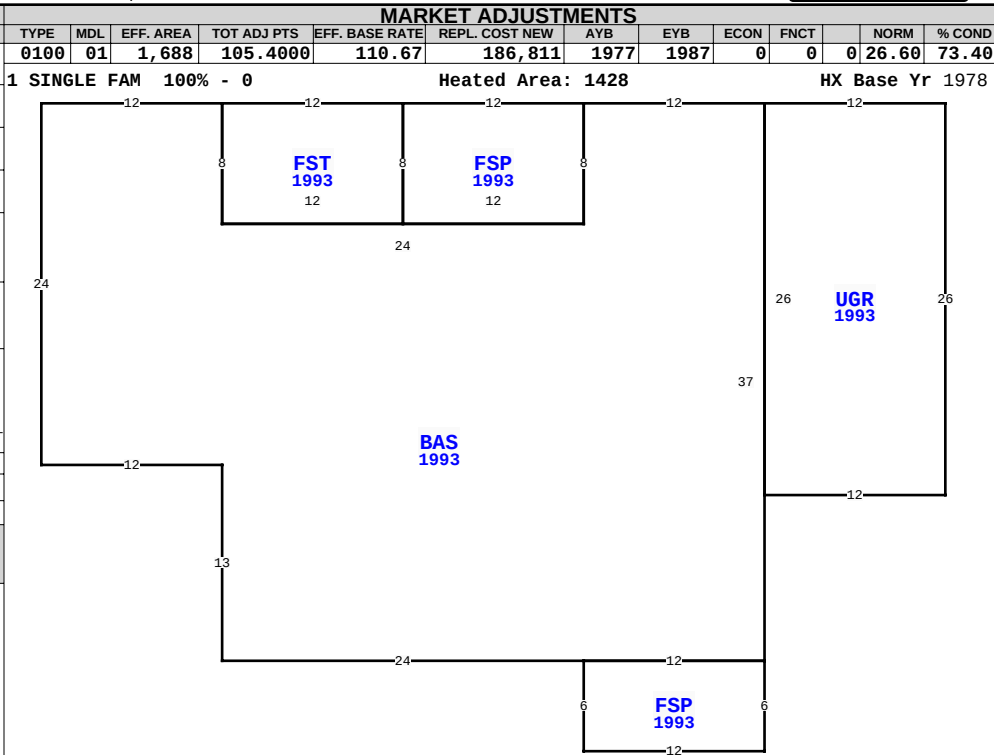
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	36	1,260	
2	0756	FEP	0	100	10	40	400.00	SF	11.88	11.88	100	1989	1989	3	20	950	
3	0681	POLE SHED	0	100	19	21	399.00	SF	11.25	11.25	100	1977	1977	3	20	898	
5	0511	GARAGE CB-	0	100	28	40	1,120.00	SF	40.00	40.00	100	1988	1988	3	49.5	22,176	
6	0681	POLE SHED	0	100	16	23	368.00	SF	15.00	15.00	100	1989	1989	3	20	1,104	
7	0300	BOAT DCK W	0	100	0	0	80.00	SF	30.00	30.00	100	2007	2007	3	40	960	
8	0751	UOP	0	100	9	9	81.00	SF	10.00	10.00	100	2007	2007	3	40	324	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.82	AC		1.00	1.00	1.00	530.00	530.00	5,735							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	205,580							

REVIEW DATE	01/01/2023	BY	CD
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25505 CR 121, HILLIARD

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/12/2026	MLU
12/03/2025	KBA

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		137,119			
TOTAL MARKET OB/XF VALUE		27,672			
TOTAL LAND VALUE - MARKET		224,580			
TOTAL MARKET VALUE		189,526			
SOH/AGL Deduction		70,891			
ASSESSED VALUE		118,635			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		67,224			
TOTAL JUST VALUE		389,371			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		417,365			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0122/0476	4/01/1972	WD	Q	V	
					SALE PRICE
					6,000

GRANTOR: ARNOLD JEROME & ELLEN
GRANTEE: WARREN JAMES D & PE

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=1993] W12 BAS=[YR=1993] W12 FSP=[YR=1993] W12
FST=[YR=1993] W12 S8 E12 N8\$ S8 E12 N8\$ S8 W24 N8 W12 S24 E12
S13 E24 FSP=[YR=1993] S6 E12 N6 W12\$ E12 N37\$ S26 E12 N26\$.

TOTAL OB/XF 27,672

Total Acres: 11.82 Total Land Value: 24,735 Market: 205,580 Agricultural: 5,735 Common: 19,000