PT OF E1/2 OF SW1/4
IN OR 564/1009

SWANSON STEPHEN CRAIG & TRUDY/
24554 COUNTY ROAD 121
HILLIARD, FL 32046

2026

03-2N-23-0000-0005-0110

BUILDING CHARACTERISTICS

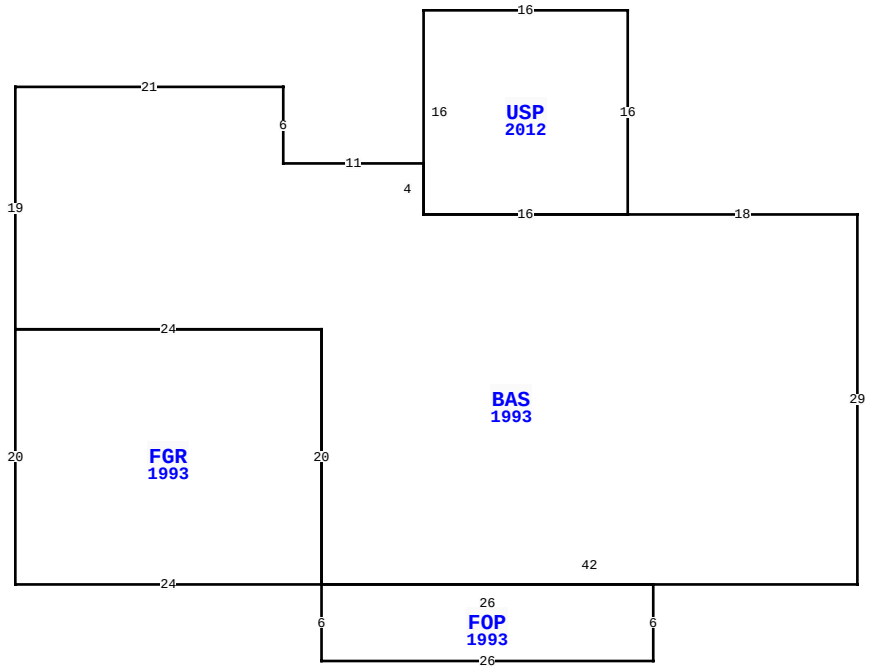
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,688	100	1993	1,688	159,117
FGR	480	55	1993	264	24,886
FOP	156	30	1993	47	4,430
USP	256	30	2012	77	7,258
TOTALS	2,580			2,076	195,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	109.6914	115.18	239,114	1989	1989	0	0	0	18.16	81.84

1 SINGLE FAM 100% - 2001 Heated Area: 1688 HX Base Yr 2001



24554 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,691
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		278,191
SOH/AGL Deduction		146,430
ASSESSED VALUE		131,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,350
TOTAL JUST VALUE		278,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PNDG	SWIM POOL	15,650	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0564/1009	3/07/1989	QC	U	V	10	100
GRANTOR: NEKOOSA PACKAGING C						
GRANTEE: SWANSON STEPHEN & T						
0556/1002	11/10/1988	WD	Q	V	01	100
GRANTOR: SWANSON JAMES						
GRANTEE: SWANSON STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2012] N16 W16 S16 E16$ W16 N4 W11 N6 W21 S19 FGR=[YR=1993] S20 E24 FOP=[YR=1993] S6 E26 N6 W26$ N20 W24$ E24 S20 E42 N29$.

EXTRA FEATURES

LN	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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS