

TRACT 1
IN OR 2680/1215
EDGINGTON SUB UNR

TIPTON LAWRENCE JOSEPH L/E/
23452 COUNTY ROAD 121
HILLIARD, FL 32046

2026

10-2N-23-1900-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,260	100	1993	2,260	210,054
FGR	606	55	1993	333	30,951
FOP	180	30	1993	54	5,019
FOP	264	30	1993	79	7,343
UST	144	45	1993	65	6,041
TOTALS	3,454			2,791	259,407

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0860	POOL/SPA
4	0912	SCRN RM G

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,791	89.5968	124.54	347,591	1978	1988	0	0	0	25.37	74.63
1 SNGL FAM 100% - 1996 Heated Area: 2260 HX Base Yr 1996												
23452 CR 121, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/12/2026 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	259,407		
TOTAL MARKET OB/XF VALUE	44,284		
TOTAL LAND VALUE - MARKET	69,020		
TOTAL MARKET VALUE	372,711		
SOH/AGL Deduction	221,182		
ASSESSED VALUE	151,529		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	100,118		
TOTAL JUST VALUE	372,711		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	328,333		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514363	REPAIR/RRF	11,990	04/15/2015
4162	N/A	7,700	06/10/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2680/1215	11/20/2023	WD	U	I	11	100	
GRANTOR: TIPTON LAWRENCE JOSEP							
GRANTEE: TIPTON JOSEPH LAWRE							
1187/0160	11/06/2003	QC	Q	I	01	100	
GRANTOR: TIPTON LUANN C							
GRANTEE: TIPTON LARRY J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
UST=[YR=1993] W12 FGR=[YR=1993] W13 BAS=[YR=1993] W31 FOP=[YR=1993] N11 W24 S11 E24\$ W24 N5 W20 S35 E21 FOP=[YR=1993] S3 E30 N6 W30 S3\$ N3 E30 S3 E24 N30\$ S30 E25 N18 W12 N12\$ S12 E12 N12\$.												

TOTAL OB/XF												
44,284												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0004	OR	0.00	0.00	2.03	AC		1.00