IN OR 2634/1948
PARCELS 16-2 & 16-8
EX 16-17 THRU 16-19 & 16-25

HARTON MEGAN ROSE
241900 COUNTY ROAD 121
HILLIARD, FL 32046

2026

14-4N-23-0000-0016-0020

BUILDING CHARACTERISTICS

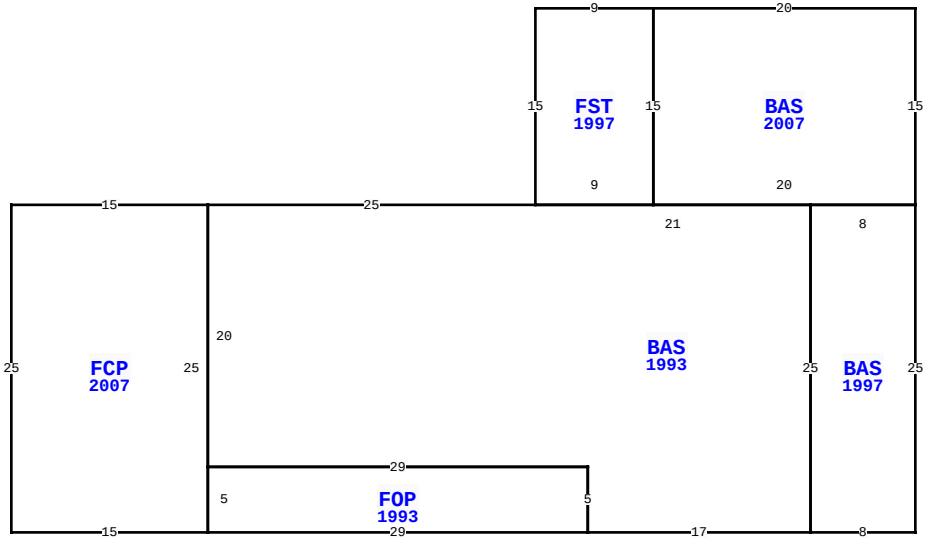
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,005	100	1993	1,005	134,153
BAS	200	100	1997	200	26,697
BAS	300	100	2007	300	40,046
FCP	375	25	2007	94	12,548
FOP	145	30	1993	44	5,873
FST	135	55	1997	74	9,878
TOTALS	2,160			1,717	229,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,717	107.0000	148.73	255,369	1979	2004	0	0	0	10.25	89.75

2 SNGL FAM 100% - 2024 Heated Area: 1505 HX Base Yr 2024



241900 CR 121, HILLIARD

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

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
1	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2008	2008	3	27	2,333	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,194
TOTAL MARKET OB/XF VALUE	2,333
TOTAL LAND VALUE - MARKET	42,800
TOTAL MARKET VALUE	274,327
SOH/AGL Deduction	16,969
ASSESSED VALUE	257,358
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	205,947
TOTAL JUST VALUE	274,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007066	NEW SHINGLES	12,375	06/01/2021
B20852	CARPORT	4,320	12/01/2007
B18853	CARPORT	5,625	11/01/2006
R09913	REPAIR/RRF	1,000	11/01/2006
Z970766	OTHER	0	03/01/1997
M972219	H/AC	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1948	4/28/2023	WD	Q	I	01	325,500
GRANTOR: WILLIAMS CRYSTAL GAYL						
GRANTEE: HARTON MEGAN ROSE						
1977/1491	4/29/2015	SW	U	I	12	90,600
GRANTOR: REVERSE MORTGAGE SOLU						
GRANTEE: WILLIAMS CRYSTAL GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 FST=[YR=1997] W9 S15 BAS=[YR=1993] W25 FCP=[YR=2007] W15 S25 E15 N25$ S20 FOP=[YR=1993] S5 E29N5 W29 $ E29 S5 E17 BAS=[YR=1997] E8N25 W8 S25 $ N25 W21 $ E9 N15 $ S15 E20 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,333

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	1.07	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,800							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 1.07 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800 PRINTED 07/09/2026 BY SYS