

PT OR SW1/4 OF SE1/4
IN OR 2371/238
PARCELS 16-24 & 16-25

FRANZESE FRANCESCO & MACIE G
241896 CR 121
HILLIARD, FL 32046

2026

14-4N-23-0000-0016-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

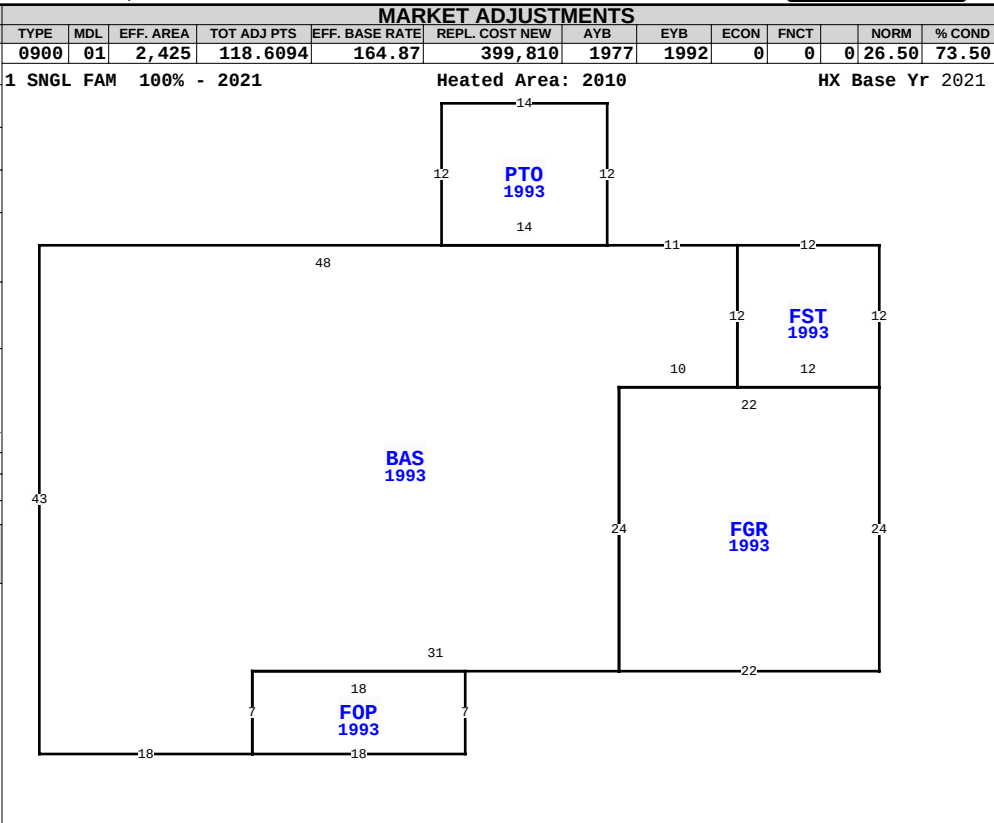
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	1993	2,010	243,571
FGR	528	55	1993	290	35,142
FOP	126	30	1993	38	4,605
FST	144	55	1993	79	9,573
PTO	168	5	1993	8	969

TOTALS	2,976			2,425	293,860
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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241896 CR 121, HILLIARD	BLD DATE 03/03/2023 NW	LGL DATE 05/12/2026 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

TOTAL OB/XF											1,260		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA	
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL	
04	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00		

Total Acres: 1.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				293,860	
TOTAL MARKET OB/XF VALUE				1,260	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				335,120	
SOH/AGL Deduction				100,468	
ASSESSED VALUE				234,652	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				183,241	
TOTAL JUST VALUE				335,120	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				328,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003759	REPAIR/RRF	12,250	05/11/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2371/0238	6/26/2020	WD	Q	I	01
GRANTOR: CRAFT ERNEST & APRIL					SALE PRICE 235,000
GRANTEE: FRANZESE FRANCESCO					
2193/0221	4/30/2018	WD	U	I	37
GRANTOR: ANDERSON RICHARD & SA					80,000
GRANTEE: CRAFT ERNEST & APRI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W12 BAS=[YR=1993] W11 PTO=[YR=1993] N12 W14 S12 E14\$ W48 S43 E18 FOP=[YR=1993] E18 N7 W18 S7\$ N7 E31 FGR=[YR=1993] E22 N24 W22 S24 \$ N24 E10 N12\$ S12 E12 N12\$.									