N'LY 300 FT OF S'LY 650 FT
OF E1/2 OF NW1/4 W OF SR 121
IN OR 2011/1555

RANDOLPH REX M & MATA A
23040 CR 121
HILLIARD, FL 32046

2026

15-2N-23-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	01	Quality Level 01

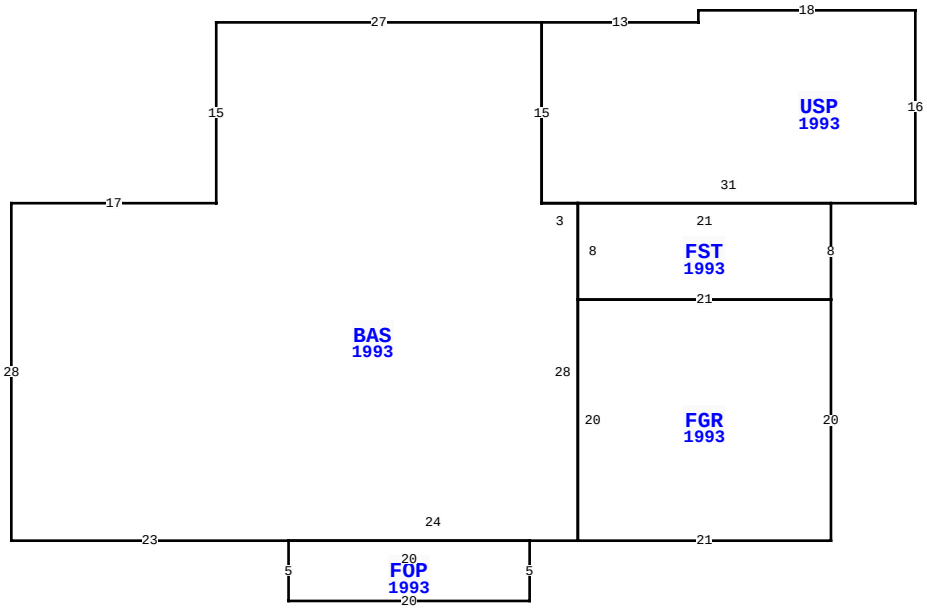
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1993	1,721	166,848
FGR	420	55	1993	231	22,395
FOP	100	30	1993	30	2,909
FST	168	55	1993	92	8,919
USP	483	30	1993	145	14,057
TOTALS	2,892			2,219	215,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	96.1380	133.63	296,525	1976	1986	0	0	0	27.45	72.55

1 SNGL FAM 100% - 2016 Heated Area: 1721 HX Base Yr 2016



23040 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,129
TOTAL MARKET OB/XF VALUE		11,325
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		302,054
SOH/AGL Deduction		155,796
ASSESSED VALUE		146,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,847
TOTAL JUST VALUE		302,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14458	ELEC OTHER	0	02/01/2005
M09326	MECH OTHER	0	02/01/2005
P09055	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/1553	9/15/2015	QC	U	I	11	53,400
GRANTOR: STEPHENS EDITH						
GRANTEE: RANDOLPH MATA ANN A						
2011/1554	8/28/2015	QC	U	I	11	53,400
GRANTOR: JOHNS JUNE						
GRANTEE: RANDOLPH MATA A AKA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W18 S1 W13 BAS=[YR=1993] W27 S15 W17S28 E23 FOP=[YR=1993] S5 E20 N5 W20$ E24FGR=[YR=1993] E21 N20 FST=[YR=1993] N8 W21 S8 E21$W21 S20$ N28 W3 N15$ S15 E31 N16$.

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	0511	GARAGE CB-	0	100	16	20	320.00	SF	40.00	40.00	100	1977	1977	3	26	3,328	
2	0510	GARAGE WD-	0	100	0	0	1,185.00	SF	26.95	26.95	100	1980	1980	3	20	6,387	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	34	1,190	
5	0754	FOP	0	100	7	20	140.00	SF	15.00	15.00	100	1980	1980	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 11,325

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	1.89	AC		1.00	1.00	1.00	40,000.00	40,000.00	75,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.89 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/09/2026 BY SYS