

PT SEC 15-2N-23E
IN OR 1989/843
(EX IN OR 2827/59)

DEAN WILLIAM J & LINDA G
23414 COUNTY ROAD 121
HILLIARD, FL 32046

2026

15-2N-23-0000-0005-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,084	100	1993	2,084	213,781
FGR	560	55	1993	308	31,595
FOP	114	30	1993	34	3,488
FOP	420	30	1993	126	12,925
UOP	189	20	2015	38	3,898

TOTALS	3,367			2,590	265,688
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	23	32	736.00	SF	24.85	24.85	
4	0681	POLE SHED	0	100	32	16	512.00	SF	15.00	15.00	
5	0350	CARPORT WD	0	100	21	17	357.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	1.20	AC	

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,590	95.9040	133.31	345,273	1984	1994	0	0	0	23.05
1 SNGL FAM 100% - 2016 Heated Area: 2084 HX Base Yr 2016											

23414 CR 121, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0510	GARAGE WD-	0	100	23	32	736.00	SF	24.85	24.85	100	1980	1980	3	20	3,658	
4	0681	POLE SHED	0	100	32	16	512.00	SF	15.00	15.00	100	2008	2008	3	44	3,379	
5	0350	CARPORT WD	0	100	21	17	357.00	SF	13.00	13.00	100	2000	2000	3	20	928	

TOTAL OB/XF											
9,768											

Total Acres: 1.20	Total Land Value: 48,000	Market: 0	Agricultural: 0	Common: 48,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						265,688					
TOTAL MARKET OB/XF VALUE						9,768					
TOTAL LAND VALUE - MARKET						48,000					
TOTAL MARKET VALUE						323,456					
SOH/AGL Deduction						144,429					
ASSESSED VALUE						179,027					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						127,616					
TOTAL JUST VALUE						323,456					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						386,373					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1989/0843	6/26/2015	WD	Q	I	01	199,000	
GRANTOR: BRICKEL DAVID G & CYN							
GRANTEE: DEAN WILLIAM J & LI							
0698/0149	2/09/1994	WD	Q	I	05	90,000	
GRANTOR: BANK SOUTH							
GRANTEE: BRICKEL DAVID & CYN							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W20 FOP=[YR=1993] N14 W30 S14 BAS=[YR=1993] W15 UOP=[YR=2015] N9 W21 S9 E21\$ W23 S34 E30 FOP=[YR=1993] E19 N6 W19 S6\$ N6 E38 N28 W30\$ E30\$ S28 E20 N28\$.											