PT OF E1/2 OF NW1/4 OF
SEC 15-2N-23E IN OR 2576/1989
(EX PT IN OR 677/291)

SUTTLES REBCCA NOBLES(JT/RS) ET AL/KOZAK JESSICA N
23333 CR 121
HILLIARD, FL 32046

2026

15-2N-23-0000-0005-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,076
TOTAL LAND VALUE - MARKET	149,310
TOTAL MARKET VALUE	154,386
SOH/AGL Deduction	50,551
ASSESSED VALUE	103,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,835
TOTAL JUST VALUE	154,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8301	NEW CONSTR	92,819	08/11/1992
3890	GARAGE	9,200	02/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/1989	7/12/2022	QC	U	V	11	100
GRANTOR: NOBLES CARLTON A						
GRANTEE: NOBLES CARLTON A &						
2567/1696	12/01/2020	QC	U	V	11	100
GRANTOR: NOBLES CARLTON A						
GRANTEE: NOBLE RYAN MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

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	0350	CARPORT WD	0	0	22	8	176.00	SF	9.23	9.23	100	1986	1986	3	20	325	
2	0350	CARPORT WD	0	0	8	20	160.00	SF	8.71	8.71	100	1986	1986	3	20	279	
3	0510	GARAGE WD-	0	0	20	40	800.00	SF	23.45	23.45	100	1988	1988	3	20	3,752	
4	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 5,076

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	0	0004	OR	0.00	0.00	7.11	AC		1.00	1.00	1.00	21,000.00	21,000.00	149,310							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.11 Total Land Value: 149,310 Market: 0 Agricultural: 0 Common: 149,310 PRINTED 07/09/2026 BY SYS