

RHODEN RICHARD & CRYSTAL
23413 CR 121
HILLIARD, FL 32046

2026

15-ZN-23-0000-0005-0200

[illegible]

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23413 CR 121
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall		05	AVERAGE 100		6500	01	576	50.0000	19.50	11,232	2005	2005	0	0	0	30.00	70.00	VALUATION BY					STANDARD																																									
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES 100% - 2023													Heated Area: 576										HX Base Yr 2023																																				
Roof Cover		03	COMP SHNGL 100		24 24 24 24 BAS 2005															BUILDING MARKET VALUE										467,916																																		
Interior Wall			N/A 100																	TOTAL MARKET OB/XF VALUE										12,000																																		
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET										68,000																																		
Air Condition		99	N/A 100																	TOTAL MARKET VALUE										547,916																																		
Heating Type			N/A 100																	SOH/AGL Deduction										79,263																																		
Bedrooms			0 100																	ASSESSED VALUE										468,653																																		
Bathrooms			0 100		TOTAL EXEMPTION VALUE										HX HB 51,411																																																	
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										417,242																																																	
Stories		1.	1. 100		TOTAL JUST VALUE										547,916																																																	
Units			0 100		NCON VALUE										0																																																	
Occupancy		00	NONE 100		INCOME VALUE																																																											
					PREVIOUS YEAR MKT VALUE										530,913																																																	
Quality		03	Quality Level 03		24 24 24 24 BAS 2005															PERMIT NUM										DESCRIPTION										AMT										ISSUED														
DOR CODE		0100	SINGLE FAMILY																	7539										MH MOVE-ON										25,864										11/01/1988														
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			576		100										2005										576										7,862																													
TOTALS			576												576										7,862																																							
EXTRA FEATURES										23413 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																																														