

PT OF SE1/4 OF SW1/4
IN OR 2819/384
EX 10-6

CHITWOOD KAREN STRATTON L/E/
22634 CR 121
HILLIARD, FL 32046-5444

2026

15-2N-23-0000-0010-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

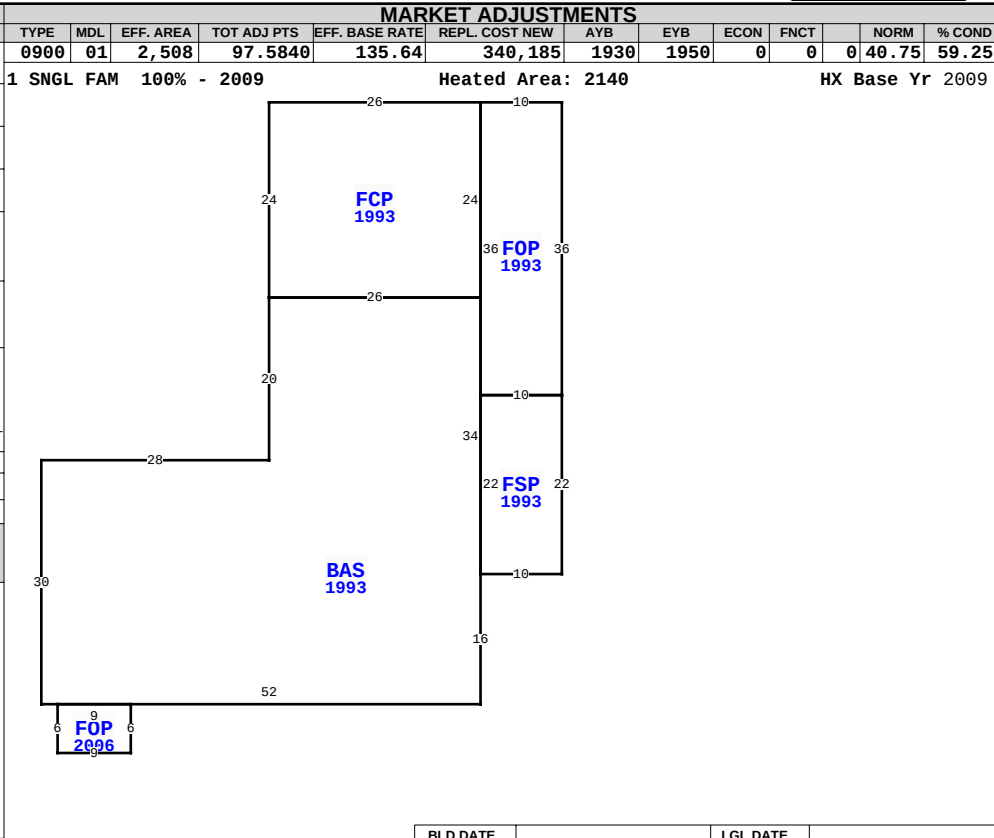
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100	1993	2,140	171,985
FCP	624	25	1993	156	12,537
FOP	360	30	1993	108	8,680
FOP	54	30	2006	16	1,286
FSP	220	40	1993	88	7,072
TOTALS	3,398			2,508	201,560

EXTRA FEATURES		
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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	1242	WD DECK A	0	100	0	0	286.00	SF	10.00	10.00	100	1988	1988	3	20	572	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0201	BARN WD 10	0	100	48	40	1,728.00	SF	17.00	17.00	100	1970	1970	3	20	5,875	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	RES	100	000
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REVIEW DATE 06/04/2024 BY WWA



22634 CR 121, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	9,387
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				201,560	
TOTAL MARKET OB/XF VALUE				9,387	
TOTAL LAND VALUE - MARKET				84,000	
TOTAL MARKET VALUE				294,947	
SOH/AGL Deduction				159,873	
ASSESSED VALUE				135,074	
TOTAL EXEMPTION VALUE		HX HB WX DX		61,411	
BASE TAXABLE VALUE				73,663	
TOTAL JUST VALUE				294,947	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				292,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003186	MH MOVE-ON	0	07/01/2000
8236	CHNGE SRVC	0	06/15/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2819/384	9/24/2025	LE U	I	11		100
GRANTOR: CHITWOOD KAREN STRATT						
GRANTEE: CAUDILL HENRY CRAIG						
2144/0614	9/01/2017	QC U	I	11		100
GRANTOR: CHITWOOD GILBERT G &						
GRANTEE: CHITWOOD GILBERT G						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=1993] W10 FCP=[YR=1993] W26 S24 BAS=[YR=1993] S20 W28 S30 E2 FOP=[YR=2006] S6 E9 N6 W9\$ E52 N16 FSP=[YR=1993] E10 N22 W10 S22\$ N34 W26\$ E26 N24\$ S36 E10 N36\$.		