PT OF NW1/4 OF SE1/4
IN OR 2061/159
EX 2-7 & 2-8

MUHLBAUER TAMI F & MARK M/
21682 CR 121
HILLIARD, FL 32046

2026

22-2N-23-0000-0002-0060

BUILDING CHARACTERISTICS

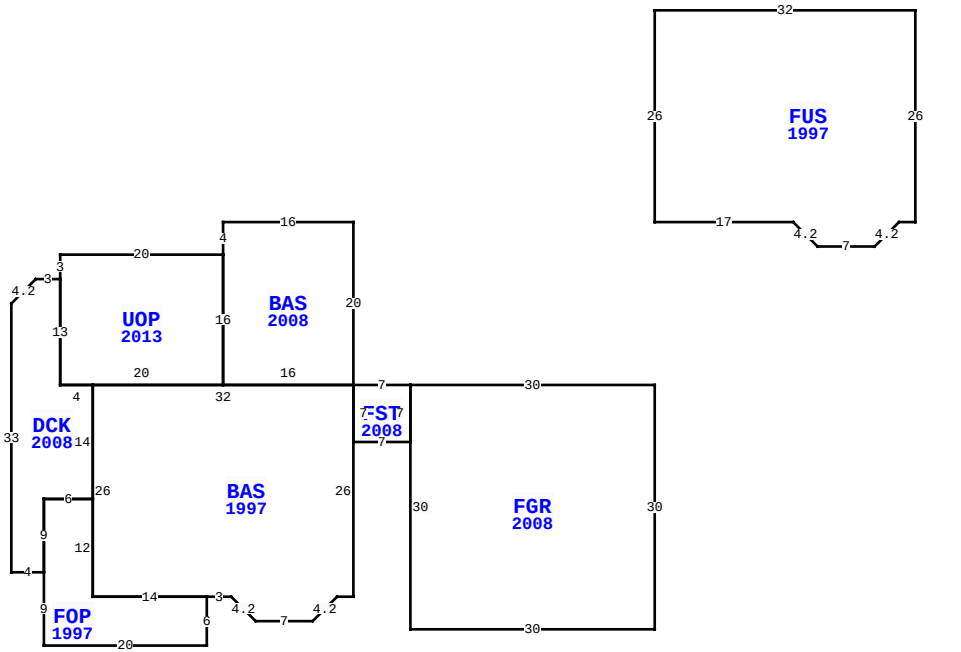
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	.2	N/A 100
Units		0 100
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	862	100	1997	862	105,256
BAS	320	100	2008	320	39,074
DCK	250	10	2008	25	3,053
FGR	900	55	2008	495	60,442
FOP	192	30	1997	58	7,082
FST	49	55	2008	27	3,297
FUS	862	100	1997	862	105,256
UOP	320	20	2013	64	7,815
TOTALS	3,755			2,713	331,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,713	100.6848	139.95	379,684	1997	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2017 Heated Area: 2044 HX Base Yr 2017



21682 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,274
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		139,160
TOTAL MARKET VALUE		477,744
SOH/AGL Deduction		229,040
ASSESSED VALUE		248,704
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,293
TOTAL JUST VALUE		477,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12106	REPAIR/RRF	500	09/01/2009
B22838	DEMOLITION	500	09/01/2009
B21615	REMODEL	87,500	07/01/2008
R034873	REPAIR/RRF	167	01/03/2003
B97	NEW CONSTR	59,759	10/01/1997
B96-2513	NEW CONSTR	59,759	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0159	7/25/2016	WD	Q	I	01	289,500
GRANTOR: HARRIS ARNOLD T JR &						
GRANTEE: MUHLBAUER TAMI F &						
1289/1002	1/20/2005	WD	Q	I	01	81,800
GRANTOR: REED SHARON LEAH						
GRANTEE: HARRIS ARNOLD T JR						

BUILDING NOTES

EXTRA FEATURES

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
5	0680	POLE SHED	0	100	40	20	800.00	SF	10.00	10.00	100	2011	2010		52	4,160	

BUILDING DIMENSIONS

FGR=[YR=2008] W30 FST=[YR=2008] W7 BAS=[YR=2008] N20 W16 S4 UOP=[YR=2013] W20 S3 DCK=[YR=2008] W3 L3 D3 S33 E4 FOP=[YR=1997] S9 E20 N6 BAS=[YR=1997] E3 D3 R3 E7 R3 U3 E2 N26 W32 S26 E14$ W14 N12 W6 S9$ N9 E6 N14 W4 N13$ S13 E20 N16$ S16 E16$ S7 E7 N7$ S30 E30 N30$ PTR=N20 FUS=[YR=1997] N26 E32 S26 W2 D3 L3 W7 L3 U3 W17$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 7,310

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.97	AC		1.00	1.00	1.00	28,000.00	28,000.00	139,160							

REVIEW DATE 06/05/2024 BY WWA Total Acres: 4.97 Total Land Value: 139,160 Market: 0 Agricultural: 0 Common: 139,160 PRINTED 07/09/2026 BY SYS