



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,414	100	1993	1,414	140,200
FOP	624	30	1993	187	18,542
FUS	637	100	1993	637	63,159
TOTALS	2,675			2,238	221,901

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0860	POOL/SPA	0	100	30	1.00	UT	50,000.00	50,000.00
6	0350	CARPORT WD	0	100	30	540.00	SF	8.58	8.58

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	5.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,238	117.3060	123.17	275,654	1986	1986	0	0	19.50	80.50
1 SINGLE FAM 100% - 2003 Heated Area: 2051 HX Base Yr 2003											
BAS 1993 FOP 1993 FUS 1993											
21645 CR 121, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU											

TOTAL OB/XF											
44,547											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000				

TOTAL OB/XF											
44,547											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000				

NASSAU COUNTY PROPERTY			PAGE 1 of 2		6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			232,145		
TOTAL MARKET OB/XF VALUE			44,547		
TOTAL LAND VALUE - MARKET			105,000		
TOTAL MARKET VALUE			381,692		
SOH/AGL Deduction			180,759		
ASSESSED VALUE			200,933		
TOTAL EXEMPTION VALUE		HX HB	51,411		
BASE TAXABLE VALUE			149,522		
TOTAL JUST VALUE			381,692		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			337,367		

TOTAL OB/XF											
44,547											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000				

CONNER JOSHUA & FESSICA 0/
21645 COUNTY ROAD 121
HILLIARD, FL 32046

22-2N-23-0000-0002-0130

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