PT OF S1/2 OF NE1/4 &
PT OF N1/2 OF SE1/4
IN OR 2498/1379

MARKUM BRANDON J
21959 CR 121
HILLIARD, FL 32046

2026

22-2N-23-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

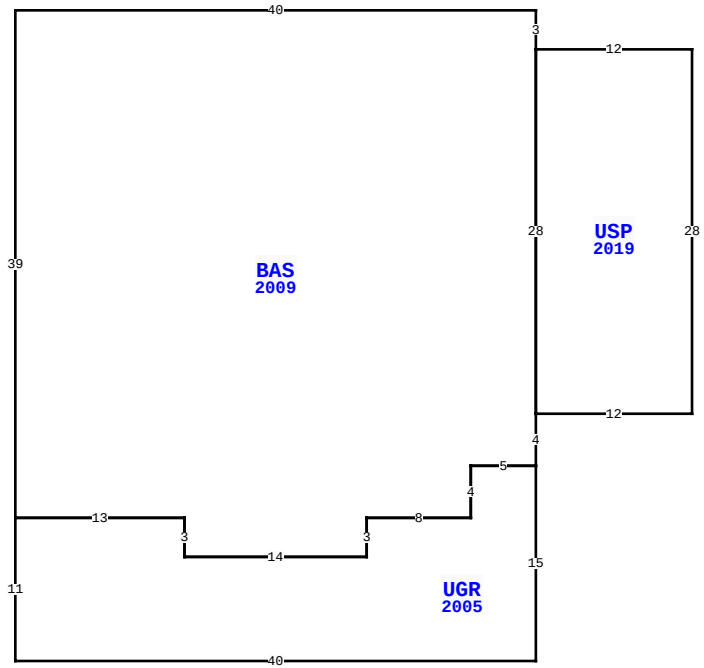
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	2009	1,582	184,930
UGR	418	45	2005	188	21,977
USP	336	30	2019	101	11,807
TOTALS	2,336			1,871	218,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,871	88.9938	123.70	231,443	2004	2014	0	0	0	5.50	94.50

2 SNGL FAM 100% - 2022 Heated Area: 1582 HX Base Yr 2022



21959 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,714
TOTAL MARKET OB/XF VALUE		9,264
TOTAL LAND VALUE - MARKET		91,560
TOTAL MARKET VALUE		319,538
SOH/AGL Deduction		32,869
ASSESSED VALUE		286,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,258
TOTAL JUST VALUE		319,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14324	ELEC OTHER	0	02/01/2005
MH4534	MECH OTHER	0	02/01/2005
M09347	MECH OTHER	0	02/01/2005
P09007	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2498/1379	9/17/2021	WD	Q	I	01	265,000
GRANTOR: CONNER ERIC & RENNA						
GRANTEE: MARKUM BRANDON J						
2169/0610	12/28/2017	TD	U	I	37	65,000
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: CONNER ERIC & RENNA						

BUILDING NOTES

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
2	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2018	2018	3	74	5,328	
3	0351	CARPORT MT	0	100	30	16	480.00	SF	10.00	10.00	100	2020	2020	3	82	3,936	

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W40 S39 E13 S3 E14 N3 E8 N4 E5 N4 N28 N3 $
UGR=[YR=2005;ORIG=-40,39] S11 E40 N15 W5 S4 W8 S3 W14 N3 W13 $
USP=[YR=2019;ORIG=0,31] E12 N28 W12 S28 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,264

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	100	0004	OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	28,000.00	28,000.00	91,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.27 Total Land Value: 91,560 Market: 0 Agricultural: 0 Common: 91,560 PRINTED 07/09/2026 BY SYS