PT OF SEC 22-2N-23E
IN OR 2527/1290
ESMT IN OR 2615-352

MACDONALD AUSTIN G
22121 CR 121
HILLIARD, FL 32046

2026

22-2N-23-0000-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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
Quality	03	Quality Level 03

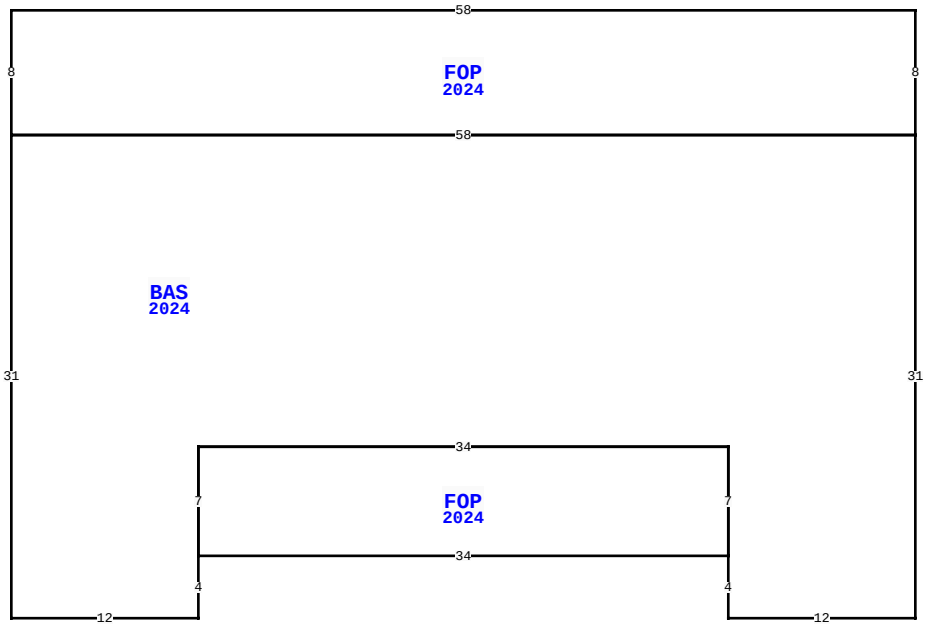
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2024	1,424	226,998
FOP	238	30	2024	71	11,318
FOP	464	30	2024	139	22,158
TOTALS	2,126			1,634	260,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,634	115.2600	160.21	261,783	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1424 HX Base Yr 2024



22121 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,523
TOTAL MARKET OB/XF VALUE		27,465
TOTAL LAND VALUE - MARKET		147,000
TOTAL MARKET VALUE		460,988
SOH/AGL Deduction		13,404
ASSESSED VALUE		447,584
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,173
TOTAL JUST VALUE		460,988
NCON VALUE		50,049
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011927	NEW GARAGE ATTACH	58,365	10/23/2024
230010086	CO ISSUED		08/07/2023
22018354	NEW CONSTR	264,216	12/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1290	1/07/2022	WD	Q	V	01	180,000

GRANTOR: CONNER RICHARD A
GRANTEE: MACDONALD AUSTIN G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W58 S31 E12 N4 N7 E34 S7 S4 E12 N31 $
FOP=[YR=2024;ORIG=104,30] E34 S7 W34 N7 $
FOP=[YR=2024;ORIG=92,2] E58 S8 W58 N8 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		99	3,465	
3	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2026	2025		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 27,465

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		OR			7.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	147,000							

REVIEW DATE 06/03/2025 BY WW Total Acres: 7.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/09/2026 BY SYS

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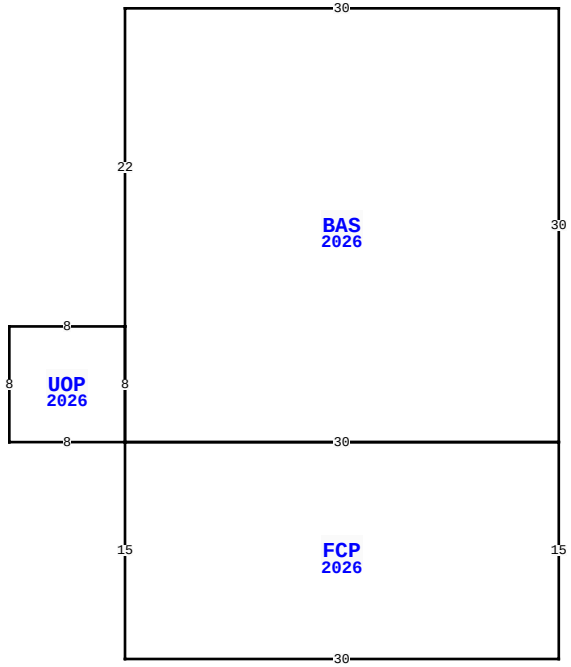
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2026	900	22,872
FCP	450	25	2026	112	2,846
UOP	64	20	2026	13	331
TOTALS	1,414			1,025	26,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,025	65.8260	25.67	26,312	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 900 HX Base Yr 2024



22121 CR 121, HILLIARD

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GRANTOR: CONNER RICHARD A

GRANTEE: MACDONALD AUSTIN G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] W30 S22 S8 E30 N30 $
FCP=[YR=2026;ORIG=20,40] E30 S15 W30 N15 $
UOP=[YR=2026;ORIG=12,32] E8 S8 W8 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2025 BY WW Total Acres: 7.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/09/2026 BY SYS