W1/2 OF E1/2 OF SW1/4 OF SE1/4
IN OR 2337/395
EX SR 121 R/W

JOHNSON KEVIN & PATRICIA A L/E/
21616 COUNTY ROAD 121
HILLIARD, FL 32046

2026

22-2N-23-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

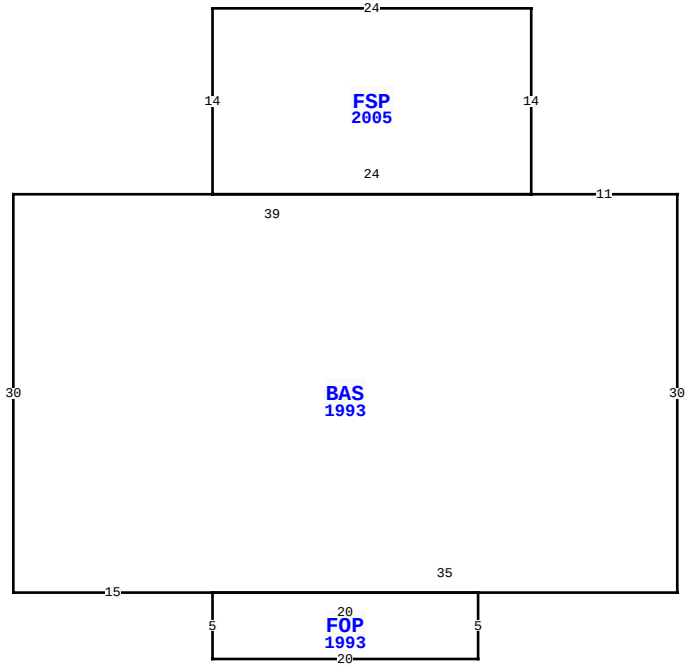
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,500	100	1993	1,500	170,317
FOP	100	30	1993	30	3,407
FSP	336	40	2005	134	15,215
TOTALS	1,936			1,664	188,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	126.8450	133.19	221,628	1990	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 0 Heated Area: 1500 HX Base Yr 2018



21616 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,938
TOTAL MARKET OB/XF VALUE		14,107
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		225,375
SOH/AGL Deduction		110,140
ASSESSED VALUE		115,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,824
TOTAL JUST VALUE		393,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6190	NEW CONSTR	53,103	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0395	1/31/2020	LE	U	I	11	100
GRANTOR: JOHNSON KEVIN D & PAT						
GRANTEE: JOHNSON CHRISTOPHER						
2334/0917	1/24/2020	QC	U	I	11	100
GRANTOR: JOHNSON KEVIN DEWAYNE						
GRANTEE: JOHNSON KEVIN D & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FSP=[YR=2005] N14W24S14 E24$ W39 S30 E15
FOP=[YR=1993] S5E20 N5 W20$ E35 N30$.

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	0510	GARAGE WD-	0	100	32	16	512.00	SF	26.95	26.95	100	1990	1990	3	20	2,760	
2	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	1997	1997	3	23	1,325	
4	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00	20.00	100	2003	2003	3	29	10,022	

LAND DESCRIPTION

TOTAL OB/XF 14,107

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 22,330 Market: 171,000 Agricultural: 3,330 Common: 19,000 PRINTED 07/09/2026 BY SYS