E1/2 OF E1/2 OF NE1/4 OF NW1/4
IN OR 1473/1399 & OR 1619/1997
EX 8-1

HILTON JOHN D & ALICIA E
241876 CR 121
HILLIARD, FL 32046

2026

23-4N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

241850 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: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	37,781
TOTAL LAND VALUE - MARKET	88,760
TOTAL MARKET VALUE	126,541
SOH/AGL Deduction	27,109
ASSESSED VALUE	99,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,432
TOTAL JUST VALUE	126,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7881	MH MOVE-ON	21,958	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1997	5/12/2009	QC	U	I	11	100
GRANTOR: RUTLAND PAULETTE (PRI						
GRANTEE: HILTON JOHN D & ALI						
1473/1399	1/23/2007	QC	U	I	07	100
GRANTOR: PRITCHARD MELVIN & PA						
GRANTEE: HILTON JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	28	30	840.00	SF	35.00	35.00	100	1986	1986	3	20	5,880	
2	0681	POLE SHED	0	0	16	24	384.00	SF	15.00	15.00	100	1986	1986	3	20	1,152	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
5	0681	POLE SHED	0	0	48	28	1,344.00	SF	15.00	15.00	100	2025	2022		93	18,749	

LAND DESCRIPTION

TOTAL OB/XF 37,781

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	0	0005	OR	0.00	0.00	3.17	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.17 Total Land Value: 88,760 Market: 0 Agricultural: 0 Common: 88,760 PRINTED 07/09/2026 BY SYS