PT OF NW 1/4
IN OR 548/1232 & OR 564/502
PARCELS 1-17 & 1-18

JEREMIAH LIVING TRUST/WHITE JEREMIAH TRUSTEE
13917 SPANISH POINT DR
JACKSONVILLE, FL 32225

2026

26-4N-23-0000-0001-0170

BUILDING CHARACTERISTICS

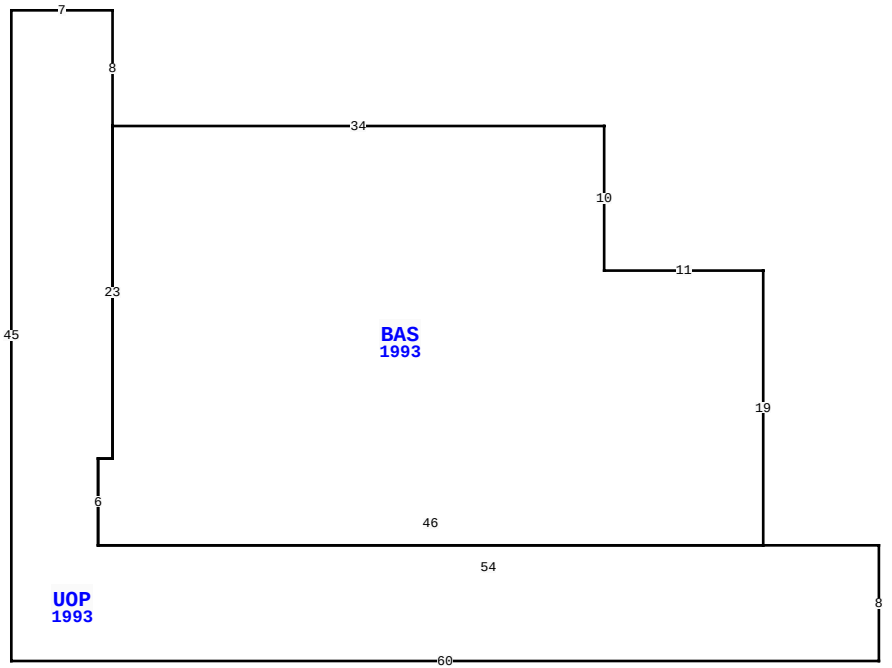
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,201	100	1993	1,201	104,408
UOP	733	20	1993	147	12,780
TOTALS	1,934			1,348	117,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,348	103.1680	108.33	146,029	1975	1975	0	0	0	19.75	80.25

1 SINGLE FAM 0% - 2025 Heated Area: 1201 HX Base Yr



241713 CR 121, HILLIARD

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

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	1991	1991	3	20	624	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1981	1981	3	20	341	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	19.50	19.50	100	1991	1991	3	20	250	
4	0351	CARPORT MT	0	0	30	14	420.00	SF	10.00	10.00	100	1993	1993	3	20	840	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2008	2008	3	27	972	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	117,188
TOTAL MARKET OB/XF VALUE	3,027
TOTAL LAND VALUE - MARKET	180,120
TOTAL MARKET VALUE	300,335
SOH/AGL Deduction	0
ASSESSED VALUE	300,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,335
TOTAL JUST VALUE	300,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2833/1713	10/15/2025	WD	U	I	11	100
GRANTOR: WHITE JEREMIAH						
GRANTEE: JEREMIAH LIVING TRU						
2723/996	7/03/2024	FJ	U	I	11	0
GRANTOR: COLE BETTY JEAN						
GRANTEE: WHITE JEREMIAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UOP=[YR=1993] N8 W7 S45 E60 N8 W54 N6 E1 N23$ S23 W1 S6 E46 N19 W11 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,027

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	0004	OR	0.00	0.00	9.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 07/09/2026 BY SYS