PT SE1/4 OF SEC 27-2N-23
IN OR 2665/1556

PECK ADAM M L/E/
20875 CR 121
HILLIARD, FL 32046

2026

27-2N-23-0000-0001-0030

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

20875 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	127,050
TOTAL MARKET VALUE	139,050
SOH/AGL Deduction	0
ASSESSED VALUE	139,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,050
TOTAL JUST VALUE	139,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2665/1556	9/07/2023	WD	U	I	11	100
GRANTOR: PECK ADAM M						
GRANTEE: MIKELL DAWN						
2485/1891	8/06/2021	QC	U	I	11	100
GRANTOR: PECK ADAM & GAIL & JE						
GRANTEE: PECK ADAM						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1976		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1976		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							
2	000100	C	RES	0		OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	21,000.00	21,000.00	85,050							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 6.05 Total Land Value: 127,050 Market: 0 Agricultural: 0 Common: 127,050 PRINTED 07/09/2026 BY SYS