PT OF SE1/4 IN OR 1961/877
(EX OR 2791/771)

ZANDER ERIC
20801 CR 121
HILLIARD, FL 32046

2026

27-2N-23-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

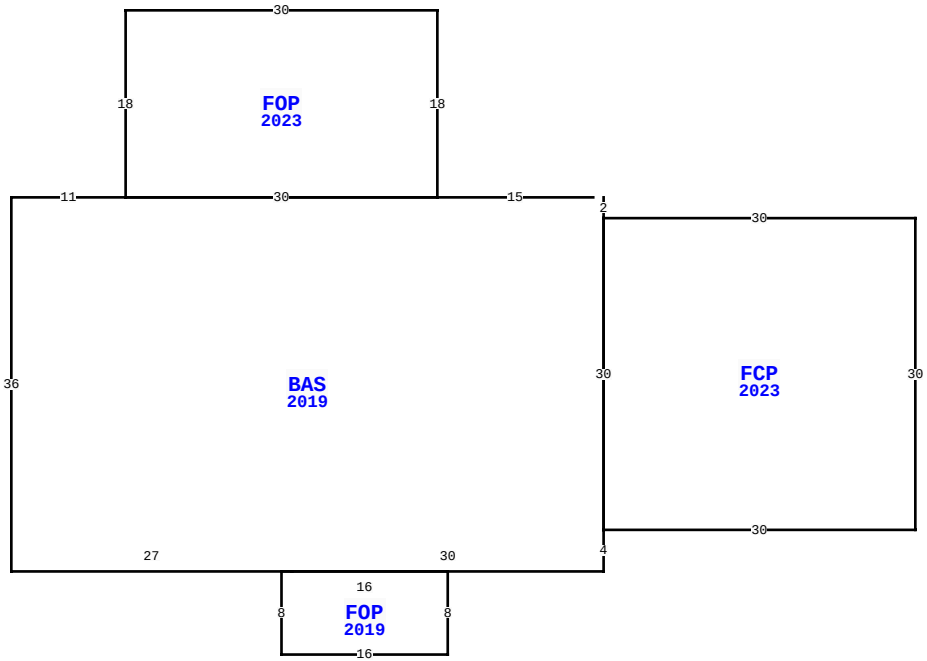
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2019	2,052	240,058
FCP	900	25	2023	225	26,323
FOP	128	30	2019	38	4,446
FOP	540	30	2023	162	18,952
TOTALS	3,620			2,477	289,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	88.1280	122.50	303,432	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2021 Heated Area: 2052 HX Base Yr 2021



20801 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		289,778
TOTAL MARKET OB/XF VALUE		44,226
TOTAL LAND VALUE - MARKET		235,900
TOTAL MARKET VALUE		569,904
SOH/AGL Deduction		298,912
ASSESSED VALUE		270,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,581
TOTAL JUST VALUE		569,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001972	CO ISSUED	0	02/28/2019
18003220	NEW CONSTR	237,642	03/29/2018
1702879	GARAGE	0	05/08/2017
5614	CHNGE SRVC	0	01/06/1989
4024	N/A	75,143	04/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/0877	1/30/2015	WD	U	V	37	90,000
GRANTOR: CONNER JOEL B JR						
GRANTEE: ZANDER ERIC						
1771/0601	12/27/2011	WD	U	I	30	100
GRANTOR: CONNER JOEL B						
GRANTEE: CONNER JOEL B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W15 W30 W11 S36 E27 E30 N4 N30 N2 $
FCP=[YR=2023;ORIG=1,2] E30 S30 W30 N30 $
FOP=[YR=2023;ORIG=-45,-18] E30 S18 W30 N18 $
FOP=[YR=2019;ORIG=-30,36] S8 E16 N8 W16 $
.

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	0681	POLE SHED	0	100	80	70	5,600.00	SF	9.75	9.75	100	2018	2018	3	81	44,226	

LAND DESCRIPTION

TOTAL OB/XF 44,226

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	0004	OR	0.00	0.00	17.34	AC		1.00	1.00	1.00	13,000.00	13,000.00	225,420							
2	009605	C	WETLANDS	100		OR	0.00	0.00	10.48	AC		1.00	1.00	1.00	1,000.00	1,000.00	10,480							

REVIEW DATE 06/04/2025 BY WWA Total Acres: 27.82 Total Land Value: 235,900 Market: 0 Agricultural: 0 Common: 235,900 PRINTED 07/09/2026 BY SYS