

LOT 2
MILLS CREEK FARMS OR 2223/225
UTIL ESMT IN OR 2575-577

ROLISON DAVID F SR & BRENDA B
21034 CR 121
HILLIARD, FL 32046

2026

27-2N-23-1303-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

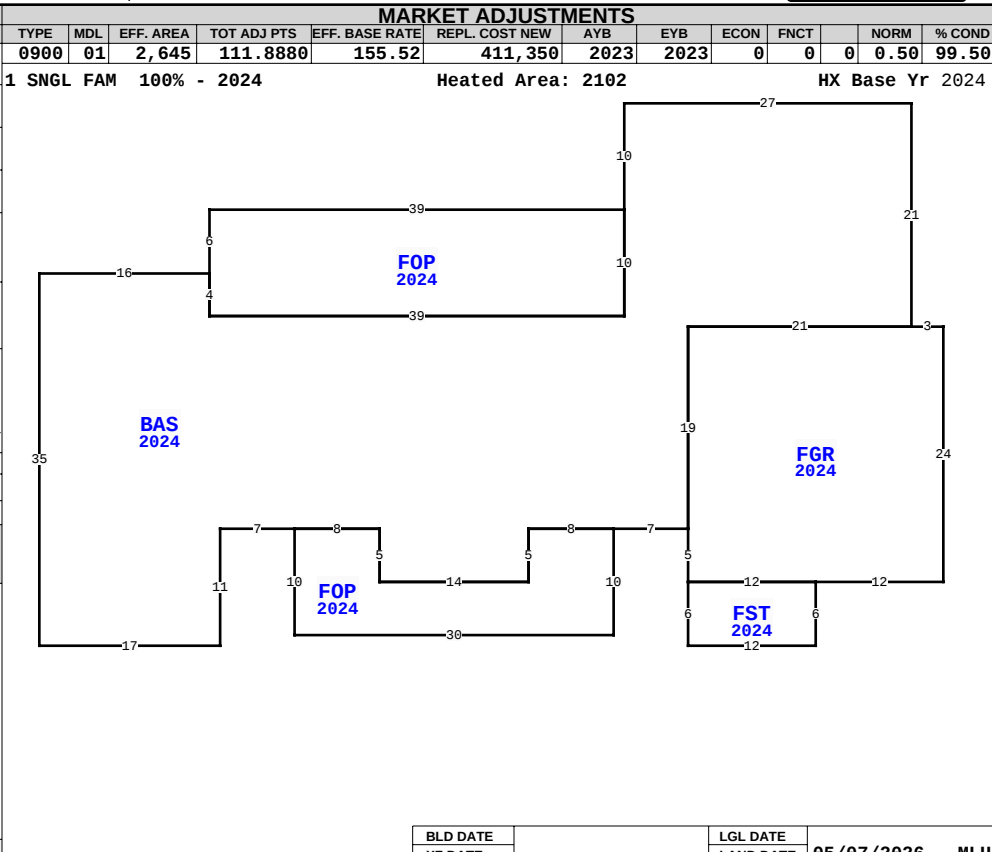
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2024	2,102	325,268
FGR	576	55	2024	317	49,054
FOP	230	30	2024	69	10,677
FOP	390	30	2024	117	18,105
FST	72	55	2024	40	6,190
TOTALS	3,370			2,645	409,293

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	4.25

REVIEW DATE 12/18/2024 BY WWX



21034 CR 121, HILLIARD	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,465									

Total Acres: 4.25 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		427,933	
TOTAL MARKET OB/XF VALUE		3,465	
TOTAL LAND VALUE - MARKET		119,000	
TOTAL MARKET VALUE		550,398	
SOH/AGL Deduction		111,779	
ASSESSED VALUE		438,619	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		387,208	
TOTAL JUST VALUE		550,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001249	ADD WOOD FRAMED E	46,473	02/01/2024
230005630	CO ISSUED		05/01/2023
23001685	NEW CONSTR	366,337	02/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0300	12/07/2022	QC	U	I	11	100
GRANTOR: ROLISON DAVID F JR &						
GRANTEE: ROLISON DAVID F SR						
2434/1565	2/16/2021	WD	Q	V	02	85,000
GRANTOR: MCCLINTOCK SHANE MICH						
GRANTEE: ROLISON DAVID F SR						

BUILDING NOTES									
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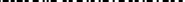
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=130,0] W27 S10 S10 W39 N4 W16 S35 E17 N11 E7 E8 S5 E14 N5 E8 E7 N19 E21 N21 \$									
FOP=[YR=2024;ORIG=103,10] W39 S6 S4 E39 N10 \$									
FOP=[YR=2024;ORIG=102,40] W8 S5 W14 N5 W8 S10 E30 N10 \$									
FST=[YR=2024;ORIG=121,45] W12 S6 E12 N6 \$									
FGR=[YR=2024;ORIG=133,21] W3 W21 S19 S5 E12 E12 N24 \$									

OTHER ADJUSTMENTS AND NOTES									

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