

PT SE1/4 OF SE1/4 OF
SEC 33-3N-23E IN OR 2050/1192
(EX OR 1745/700 & OR 2262/1720

KING FAMILY TRUST/KING LETRICIA TRUSTEE
25802 CR 121
HILLIARD, FL 32046

2026

33-3N-23-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

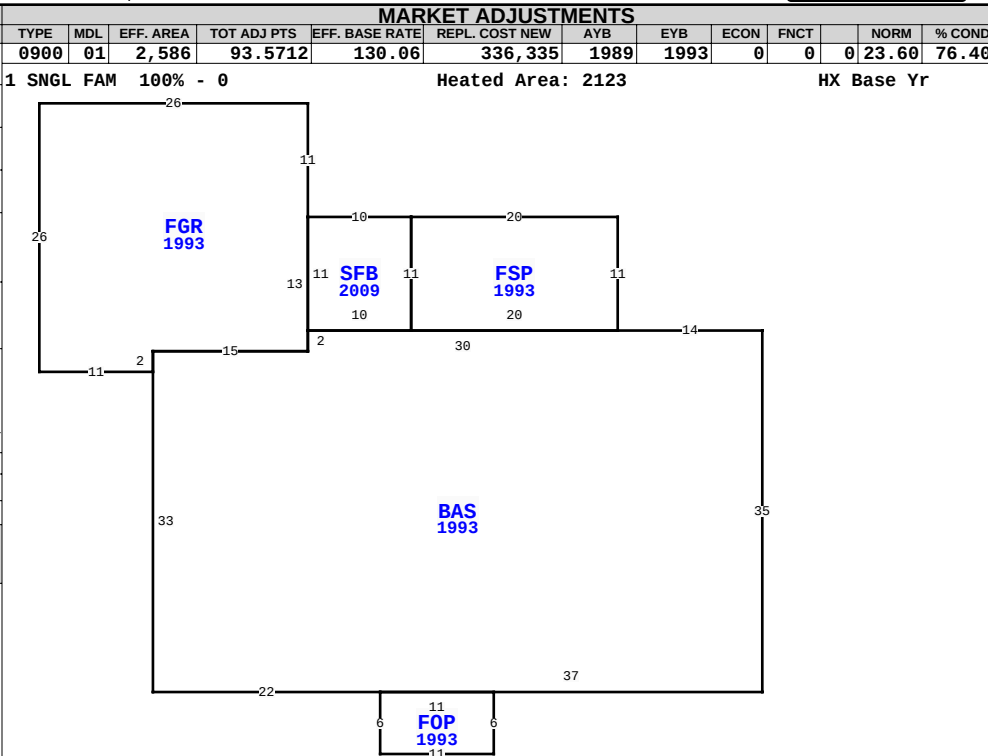
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	1993	2,035	202,209
FGR	646	55	1993	355	35,275
FOP	66	30	1993	20	1,987
FSP	220	40	1993	88	8,744
SFB	110	80	2009	88	8,744

TOTALS	3,077			2,586	256,960
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	17	11	187.00	SF	21.30	21.30
2	0510	GARAGE WD-	0 100	0	0	1,110.00	SF	26.25	26.25
3	0751	UOP	0 100	9	10	90.00	SF	10.00	10.00
4	0751	UOP	0 100	9	30	270.00	SF	10.00	10.00
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
8	0350	CARPORT WD	0 100	36	16	576.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	4.30
3	009530	C	POND	100		OR	0.00	0.00	0.50
4	005600	A	TIMBER 3 N S	0	0004	OR	0.00	0.00	4.00
5	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	4.00

REVIEW DATE	01/01/2023	BY	CD
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25802 CR 121, HILLIARD

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/12/2026	MLU
05/15/2025	KBA

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,960	
TOTAL MARKET OB/XF VALUE		11,013	
TOTAL LAND VALUE - MARKET		196,950	
TOTAL MARKET VALUE		390,503	
SOH/AGL Deduction		223,744	
ASSESSED VALUE		166,759	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		115,348	
TOTAL JUST VALUE		464,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24577	ADDITION	0	04/01/2011
5617	NEW CONSTR	3,200	01/06/1989
2828	H/AC	3,550	12/02/1988
4444	N/A	72,419	10/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1192	5/18/2016	WD	U	I	11	100
GRANTOR: KING THOMAS E III & L						
GRANTEE: KING FAMILY TRUST						
0180/0626	1/01/1974	WD	Q	V		19,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W14 FSP=[YR=1993] N11 W20 SFB=[YR=2009] W10 FGR=[YR=1993] N11 W26 S26 E11 N2 E15 N13\$S11 E10 N11 \$S11 E20\$ W30 S2 W15 S33 E22 FOP=[YR=1993] S6 E11 N6 W11\$ E37 N35 \$.						

TOTAL OB/XF									
11,013									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	4.30
3	009530	C	POND	100		OR	0.00	0.00	0.50
4	005600	A	TIMBER 3 N S	0	0004	OR	0.00	0.00	4.00
5	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	4.00

Total Acres: 10.80	Total Land Value: 122,530	Market: 76,000	Agricultural: 1,580	Common: 120,950	PRINTED 07/09/2026 BY SYS
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