IN OR 2140/365
R433884

PELT LAURA/BOYLES CHARLES
32252 COUNTY ROAD 121
HILLIARD, FL 32046

2026

33-4N-23-0000-0008-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

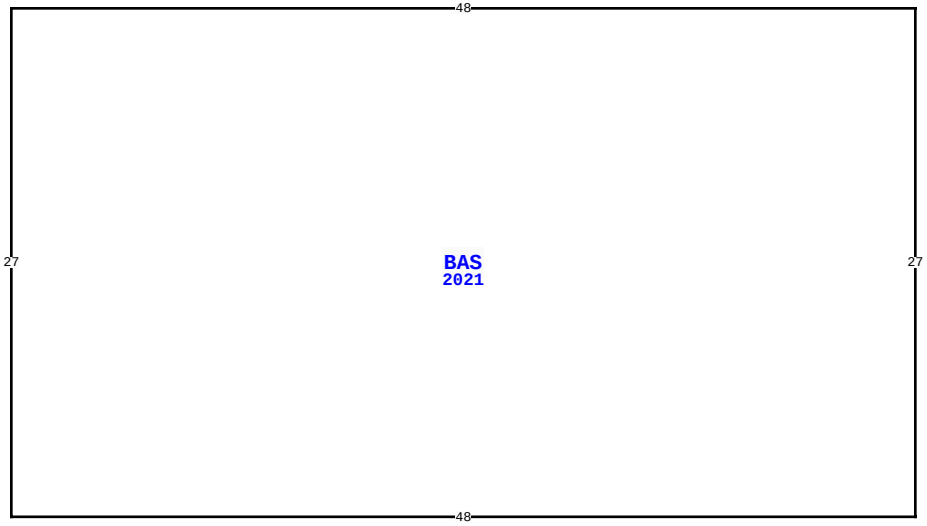
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2021	1,296	126,699
TOTALS	1,296			1,296	126,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	105.12	136,236	2020	2020	0	0	0	7.00	93.00

2 M/H 94+ 100% - 2018 Heated Area: 1296 HX Base Yr 2018



32252 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,960
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		111,150
TOTAL MARKET VALUE		154,754
SOH/AGL Deduction		14,293
ASSESSED VALUE		140,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,050
TOTAL JUST VALUE		245,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005959	CO ISSUED	0	05/11/2021
17005266	ADDITION	18,036	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0365	8/04/2017	WD	Q	I	01	74,800
GRANTOR: COUNTY ROAD 121 HILLI						
GRANTEE: PELT LAURA & CHARLE						
1848/1847	3/26/2013	QC	U	I	11	100
GRANTOR: GROVENSTEIN ROBERT A						
GRANTEE: COUNTY ROAD 121 HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006005	A	PASTURE - GR	0		OR			4.85	AC		1.00	1.00	1.00	370.00	370.00	1,794							
3	009910	M	MARKET VALUE	0		OR			4.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	92,150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.85 Total Land Value: 20,794 Market: 92,150 Agricultural: 1,794 Common: 19,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

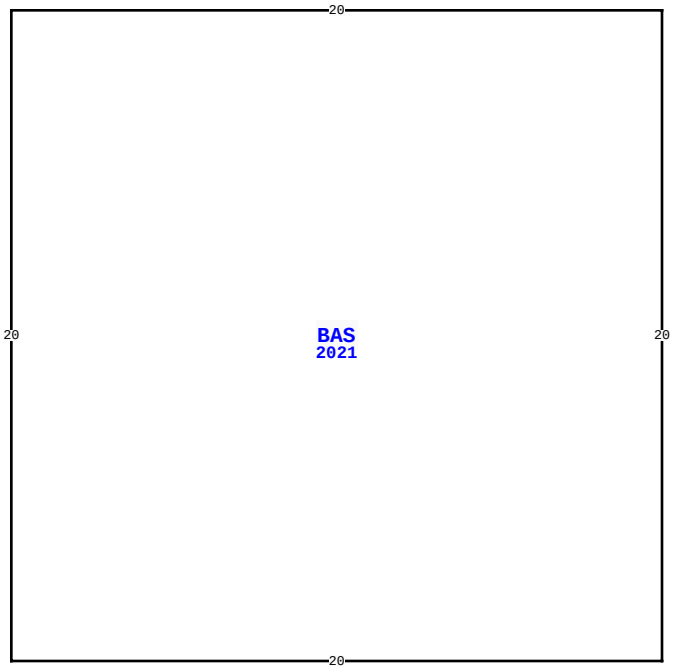
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2021	400	7,261
TOTALS	400			400	7,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	50.6000	19.73	7,892	2017	2017	0	0	0	8.00	92.00

3 GARAGE RES 100% - 2018 Heated Area: 400 HX Base Yr 2018



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GRANTEE: COUNTY ROAD 121 HIL						

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BUILDING DIMENSIONS

BAS=[YR=2021] W20 S20 E20 N20$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.85 Total Land Value: 20,794 Market: 92,150 Agricultural: 1,794 Common: 19,000 PRINTED 07/09/2026 BY SYS