PT OF LOTS 49 50 51 52 & 53
SOUTH OF SR 121
IN OR 2657/1925

MARTINS DE SOUZA JOAO VITOR BELIZARIO/DURAND RIANN
241495 CR 121
HILLIARD, FL 32046

2026

33-4N-23-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

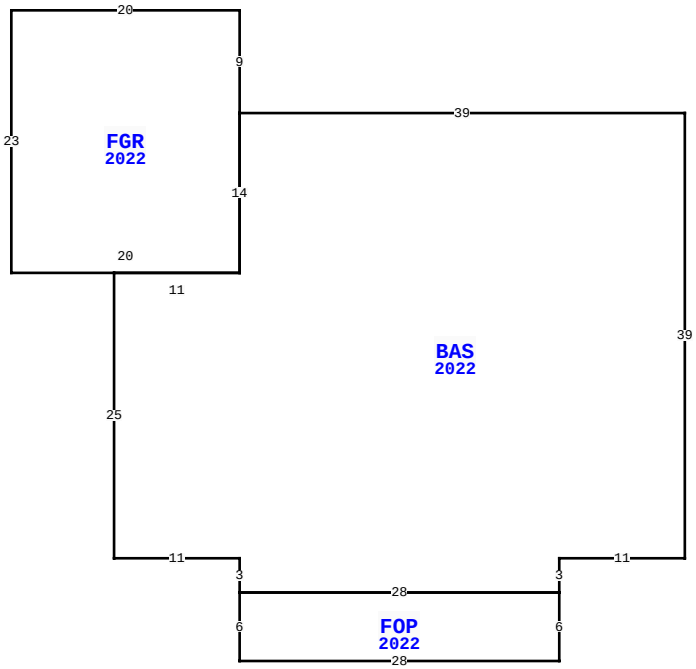
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,880	100	2022	1,880	302,085
FGR	460	55	2022	253	40,653
FOP	168	30	2022	50	8,034
TOTALS	2,508			2,183	350,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,183	97.9020	162.52	354,781	2022	2022	0	0	0	1.13	98.87

1 SFR CUST 100% - 2024 Heated Area: 1880 HX Base Yr 2024



241495 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,070
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		152,950
TOTAL MARKET VALUE		536,485
SOH/AGL Deduction		36,498
ASSESSED VALUE		499,987
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,576
TOTAL JUST VALUE		536,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015507	52X30 CARPORT/GAR	86,658	12/05/2023
22017936	CO ISSUED	0	12/07/2022
21011735	NEW CONSTR	273,852	09/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1925	7/28/2023	WD	Q	I	01	545,000
GRANTOR: BROWN BERYLE W						
GRANTEE: MARTINS DE SOUZA JO						
2451/0382	3/18/2021	WD	U	V	11	100
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: BROWN BERYLE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W39 FGR=[YR=2022] N9 W20 S23 E20 N14$ S14 W11 S25 E11 S3 FOP=[YR=2022] S6 E28 N6 W28$ E28 N3 E11 N39$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		OR	0.00	0.00	8.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,950							

REVIEW DATE 07/22/2024 BY WW Total Acres: 8.05 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 07/09/2026 BY SYS

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SOUTH OF SR 121
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BUILDING CHARACTERISTICS

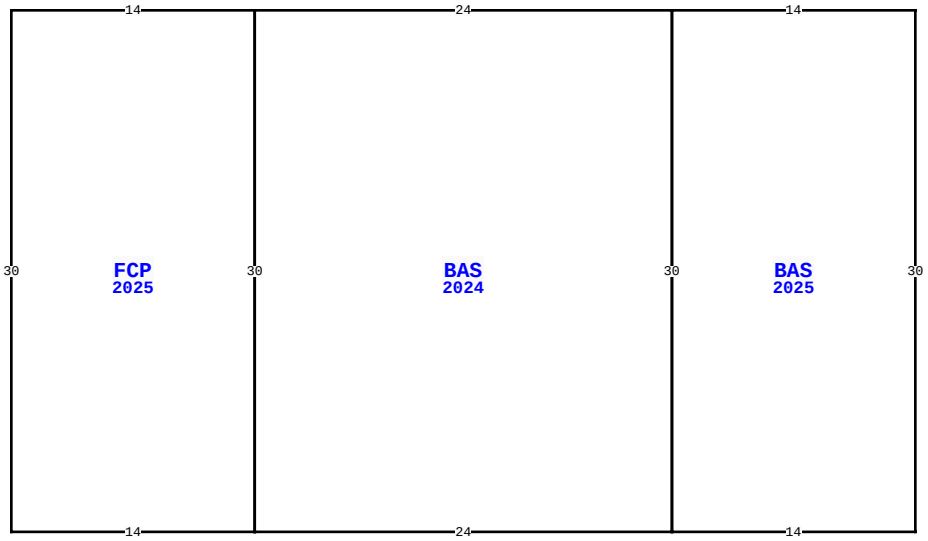
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	720	100	2024	720	16,943
BAS	420	100	2025	420	9,883
FCP	420	25	2025	105	2,471
TOTALS	1,560			1,245	29,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,245	60.9500	23.77	29,594	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1140 HX Base Yr 2024



241495 CR 121, HILLIARD

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GRANTEE: MARTINS DE SOUZA JO						
2451/0382	3/18/2021	WD	U	V	11	100
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: BROWN BERYLE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S30 W24 N30 $
BAS=[YR=2025;ORIG=80,10] E14 S30 W14 N30 $
FCP=[YR=2025;ORIG=42,10] E14 S30 W14 N30 $
.

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

REVIEW DATE 07/22/2024 BY WW Total Acres: 8.05 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 07/09/2026 BY SYS