LOT 3
TAYLOR ESTATES PB 8/39
UTIL ESMT OR 2296/955

BECK JOHN G
20073 CR 121
HILLIARD, FL 32046

2026

34-2N-23-2005-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

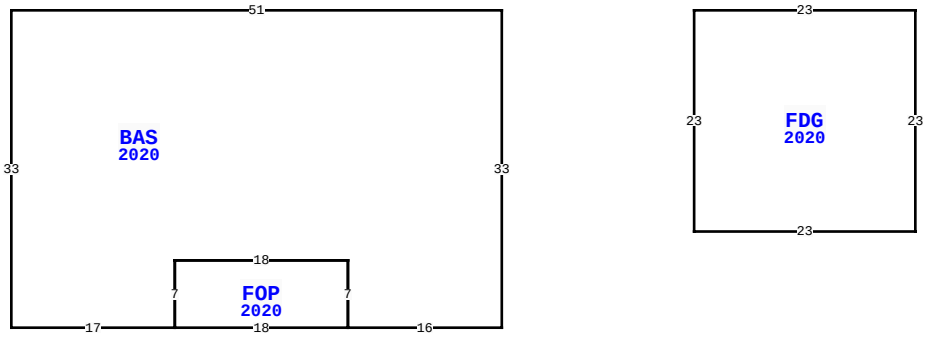
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,557	100	2020	1,557	230,710
FDG	529	60	2020	317	46,971
FOP	126	30	2020	38	5,631
TOTALS	2,212			1,912	283,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,912	108.7800	151.20	289,094	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 1557 HX Base Yr 2021



20073 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: 6	Tax Dist:	
BUILDING MARKET VALUE		283,312
TOTAL MARKET OB/XF VALUE		2,624
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		321,936
SOH/AGL Deduction		121,705
ASSESSED VALUE		200,231
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		143,820
TOTAL JUST VALUE		321,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001075	CO ISSUED	0	02/05/2020
19009857	GARAGE	25,193	09/18/2019
19006204	NEW CONSTR	216,869	06/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0827	4/30/2019	TD	Q	V	01	18,000
GRANTOR: TAYLOR FAMILY TRUST						
GRANTEE: BECK JOHN G						
1871/1771	8/05/2013	WD	U	V	30	100
GRANTOR: TAYLOR ROBERT C & LIN						
GRANTEE: TAYLOR ROBERT C & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W51 S33 E17 FOP=[YR=2020] E18 N7 W18 S7$ N7 E18 S7 E16 N33$ PTR=E20 FDG=[YR=2020] E23 S23 W23 N23$ W20$.

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	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2020	2020	3	82	2,624	

LAND DESCRIPTION

TOTAL OB/XF 2,624

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	1.50	AC		1.00	1.00	0.60	40,000.00	24,000.00	36,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/09/2026 BY SYS