PT OF W1/2 OF NE1/4
IN OR 1971/1890
MH/ID 019463A & 019463B

GARRETT LAMAR DOUGLAS JR
241618 COUNTY ROAD 121
HILLIARD, FL 32046

**2026**

**34-4N-23-0000-0001-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

241622 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 17,638 |
| TOTAL LAND VALUE - MARKET | 95,760 |
| TOTAL MARKET VALUE | 113,398 |
| SOH/AGL Deduction | 25,799 |
| ASSESSED VALUE | 87,599 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 87,599 |
| TOTAL JUST VALUE | 113,398 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,676 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1971/1890 | 3/27/2015 | WD | U | I | 37 | 30,000 |
| GRANTOR: CREWS JACOB ROY | | | | | | |
| GRANTEE: GARRETT LAMAR DOUGL | | | | | | |
| 1492/0103 | 4/12/2007 | WD | Q | I | 06 | 66,500 |
| GRANTOR: MITCHELL GARY H ETAL | | | | | | |
| GRANTEE: CREWS JACOB ROY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 0 | 0 | 0 | 400.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 36 | 2,160 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1995 | 1995 | 3 | 100 | 6,000 | |
| 3 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1995 | 1995 | 3 | 100 | 6,000 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 40 | 18 | 720.00 | SF | 6.90 | 6.90 | 100 | 2017 | 2017 | 3 | 70 | 3,478 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,638

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 3.42 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 95,760 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.42 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 07/09/2026 BY SYS