PT OF LOTS 26 27 & 28
IN OR 2783/1844
CORNWALL SURVEY

HOOD TERRI L & DONALD D
241595 COUNTY ROAD 121
HILLIARD, FL 32046

2026

34-4N-23-2020-0026-0010

BUILDING CHARACTERISTICS

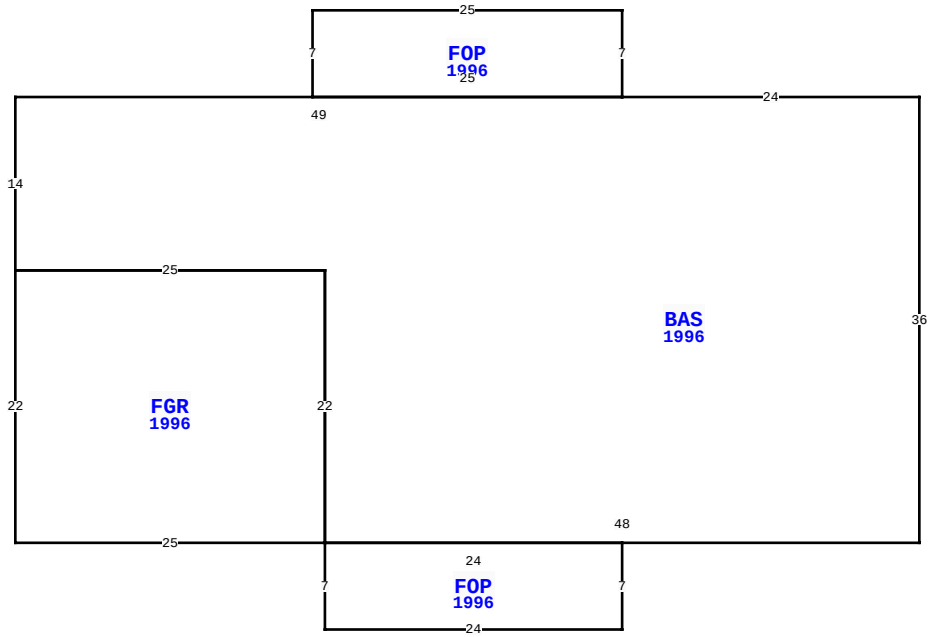
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,078	100	1996	2,078	243,450
FGR	550	55	1996	302	35,381
FOP	168	30	1996	50	5,858
FOP	175	30	1996	52	6,092
TOTALS	2,971			2,482	290,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,482	107.7120	149.72	371,605	1996	1996	0	0	0	21.75	78.25

1 SNGL FAM 0% - 2026 Heated Area: 2078 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

241595 CR 121, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,781
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,760
TOTAL MARKET VALUE	400,541
SOH/AGL Deduction	0
ASSESSED VALUE	400,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,541
TOTAL JUST VALUE	400,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002593	REPAIR/RRF	13,000	02/15/2022
B9502492	NEW CONSTR	84,480	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/1844	4/25/2025	WD	Q	I	01	445,000
GRANTOR: DIAZ DAWN M						
GRANTEE: HOOD TERRI L & DONA						
2533/0922	1/26/2022	WD	Q	I	01	385,000
GRANTOR: TOLOSI SANDRA E & MIC						
GRANTEE: DIAZ DAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 FOP=[YR=1996] N7 W25 S7 E25 $ W49 S14
FGR=[YR=1996] S22 E25 FOP=[YR=1996] S7 E24 N7 W24 $ N22 W25 $
E25 S22 E48 N36 $.

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	000100	C	RES	0	0004	OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	28,000.00	28,000.00	109,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.92 Total Land Value: 109,760 Market: 0 Agricultural: 0 Common: 109,760 PRINTED 07/09/2026 BY SYS