PT LOTS 26-28, LOTS 29-32
IN OR 2575/1548
CORNWALL SURVEY PBK O/30

TOLOSI MICHAEL F & SANDRA E
241596 CR 121
HILLIARD, FL 32046

2026

34-4N-23-2020-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

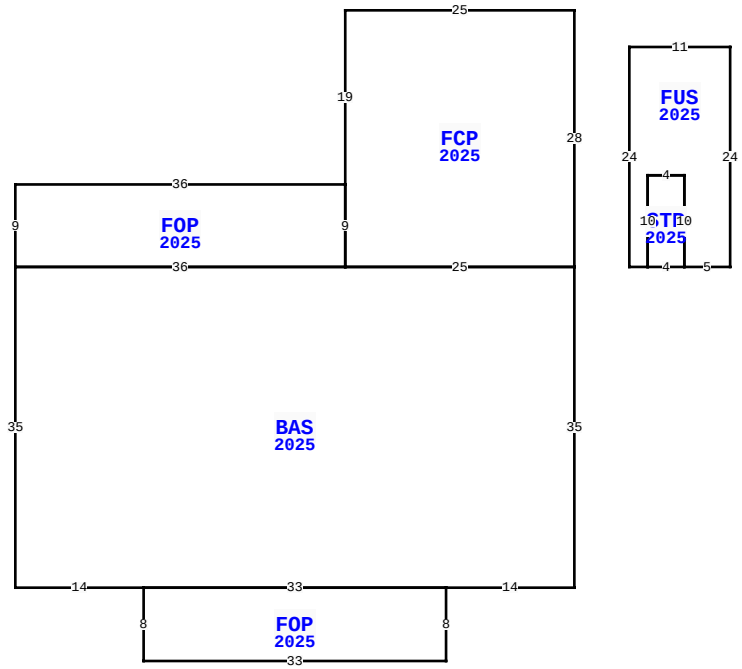
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	Quality Level 02
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	2,135	100	2025	2,135	348,794
FCP	700	25	2025	175	28,590
FOP	264	30	2025	79	12,907
FOP	324	30	2025	97	15,847
FUS	224	100	2025	224	36,595
STR	40	10	2025	4	653
TOTALS	3,687			2,714	443,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,714	98.4960	163.50	443,739	2024	2024	0	0	0	0.08	99.92

1 SFR CUST 100% - 2025 Heated Area: 2359 HX Base Yr 2025



241596 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,384
TOTAL MARKET OB/XF VALUE		8,840
TOTAL LAND VALUE - MARKET		686,070
TOTAL MARKET VALUE		484,527
SOH/AGL Deduction		107,611
ASSESSED VALUE		376,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,505
TOTAL JUST VALUE		1,138,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		813,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004356	NSFR (T) 3702 (H)	439,611	04/17/2024
22017219	NEW CONSTR	439,611	11/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1548	7/05/2022	QC	U	I	11	100

GRANTOR: TOLOSI MICHAEL F & SA

GRANTEE: TOLOSI MICHAEL F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,20] W25 W36 S35 E14 E33 E14 N35 $
FCP=[YR=2025;ORIG=41,-8] W25 S19 S9 E25 N28 $
FOP=[YR=2025;ORIG=-20,11] E36 S9 W36 N9 $
FOP=[YR=2025;ORIG=-6,55] E33 S8 W33 N8 $
FUS=[YR=2025;ORIG=47,20] N24 E11 S24 W5 N10 W4 S10 W2 $
STR=[YR=2025;ORIG=49,20] N10 E4 S10 W4 $
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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	0370	CHICKEN HS	0	100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280	
2	0370	CHICKEN HS	0	100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280	
3	0370	CHICKEN HS	0	100	40	400	16,000.00	SF	0.40	0.40	100	1994	1994	3	20	1,280	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,840

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					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	30.90	AC		1.00	1.00	1.00	370.00	370.00	11,433							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	21.60	AC		1.00	1.00	1.00	395.00	395.00	8,532							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.87	AC		1.00	1.00	1.00	170.00	170.00	1,338							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	61.37	AC		1.00	1.00	1.00	11,000.00	11,000.00	675,070							

REVIEW DATE 07/22/2024 BY WW Total Acres: 61.37 Total Land Value: 32,303 Market: 675,070 Agricultural: 21,303 Common: 11,000 PRINTED 07/09/2026 BY SYS