



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	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		2.5 100
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	2,500	100	2022	2,500	373,250
FGR	832	55	2022	458	68,379
FOP	286	30	2022	86	12,839
FOP	783	30	2022	235	35,086
TOTALS	4,401			3,279	489,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,279	91.0800	151.19	495,752	2022	2022	0	0	1.25	98.75
1 SFR CUST 100% - 2023 Heated Area: 2500 HX Base Yr 2023											

31168 CR 121, HILLIARD									XF DATE						LAND DATE		05/12/2026	MLU
									INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
224.00	SF	15.00	15.00	100	2001	2001	3	27	907									
1,500.00	SF	10.00	10.00	100	2022	2022	3	93	13,950									
1.00	UT	50,000.00	50,000.00	100	2023	2022	04	100	50,000									

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	3.87	AC	1.00
TOTAL OB/XF 64,857											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	3.87	AC	1.00

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						553,071					
TOTAL MARKET OB/XF VALUE						64,857					
TOTAL LAND VALUE - MARKET						108,360					
TOTAL MARKET VALUE						726,288					
SOH/AGL Deduction						94,493					
ASSESSED VALUE						631,795					
TOTAL EXEMPTION VALUE						HX HB 51,411					
BASE TAXABLE VALUE						580,384					
TOTAL JUST VALUE						726,288					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						704,326					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008770	GAMEROOM BLDG	95,735	07/10/2023
23001244	CO ISSUED	0	01/27/2023
22006999	SWIM POOL	34,000	05/05/2022
22002567	GARAGE	44,910	02/15/2022
22000993	NEW CONSTR	465,049	01/18/2022
22000994	GARAGE	71,856	01/18/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2353/1809	4/10/2020	WD	Q	I	01	62,500			
GRANTOR: RATLIFF JERRY RAY									
GRANTEE: GRUBBS JIMMY & VICK									
2133/1833	7/18/2017	QC	U	I	11	100			
GRANTOR: MCGUIRE JEWELL D									
GRANTEE: RATLIFF JERRY RAY									

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2022] W41 N13 W11 FGR=[YR=2022] N17 W24 S34 E7 BAS=[YR=2022] S32 E6 S13 E12 FOP=[YR=2022] S8 E34 N8 W14 N2 W7 S2 W13\$ E13 N2 E7 S2 E26 N13 E5 N24 W21 S3 W19 N6 W11 N5 W5 S4 W4 N4 W9\$ E9 S4 E4 N4 E4 N17\$ S17 E1 S5 E11 S6 E19 N3 E21 N12\$.											

GRUBBS JIMMY & VICKI
31168 CR 121
HILLIARD, FL 32046

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2026

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