LOTS 14 15 16 17 & 18
& PARCELS 1-4 & 1-5 SEC 37
IN OR 2788/1660

CREEL MICHAEL & LAURA B L/E/
PO BOX 1266
HILLIARD, FL 32046

2026

37-3N-23-2070-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

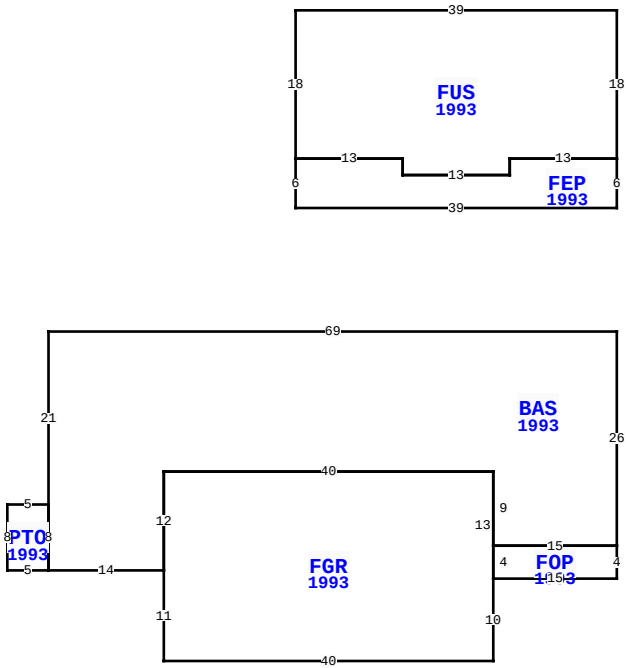
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,476	100	1993	1,476	153,811
FEP	208	80	1993	166	17,298
FGR	920	55	1993	506	52,729
FOP	60	30	1993	18	1,876
FUS	728	100	1993	728	75,863
PTO	40	5	1993	2	209
TOTALS	3,432			2,896	301,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	117.0723	122.93	356,005	1989	2004	0	0	0	15.23	84.77

1 SINGLE FAM 100% - 2026 Heated Area: 2204 HX Base Yr 2026



31410 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/15/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,169
TOTAL MARKET OB/XF VALUE		12,194
TOTAL LAND VALUE - MARKET		254,490
TOTAL MARKET VALUE		394,486
SOH/AGL Deduction		0
ASSESSED VALUE		394,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		343,075
TOTAL JUST VALUE		609,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013673	METAL ROOF	44,035	10/06/2021
3360	NEW CONSTR	0	01/19/1989
5648	NEW CONSTR	4,225	01/19/1989
2884	H/AC	4,000	01/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1660	5/06/2025	QC	U	I	11	100
GRANTOR: CREEL MICHAEL & LAURA						
GRANTEE: CREEL GORDON MICHAE						
2788/1656	5/06/2025	WD	U	I	11	100
GRANTOR: CREEL MICHAEL						
GRANTEE: CREEL MICHAEL & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W69 S21 PTO=[YR=1993] W5 S8 E5 N8$ S8 E14
FGR=[YR=1993] S11 E40 N10 FOP=[YR=1993] E15N4 W15 S4$ N13 W40
S12$ N12 E40 S9 E15 N26$ PTR= N15 FEP=[YR=1993] N6
FUS=[YR=1993] N18 W39 S18 E13 S2 E13 N2 E13$ W13 S2 W13 N2
W13 S6 E39$S15$.

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	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	35.00	35.00	100	1983	1983	3	20	7,056	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1977	1977	3	20	1,054	
3	0351	CARPORT MT	0	100	18	23	414.00	SF	10.00	10.00	100	1977	1977	3	20	828	
4	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	1983	1983	3	20	2,016	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 12,194

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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	395.00	395.00	5,123							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	17,000.00	17,000.00	220,490							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.97 Total Land Value: 39,123 Market: 220,490 Agricultural: 5,123 Common: 34,000 PRINTED 07/09/2026 BY SYS

LOTS 14 15 16 17 & 18
& PARCELS 1-4 & 1-5 SEC 37
IN OR 2788/1660

CREEL MICHAEL & LAURA B L/E/
PO BOX 1266
HILLIARD, FL 32046

2026

37-3N-23-2070-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

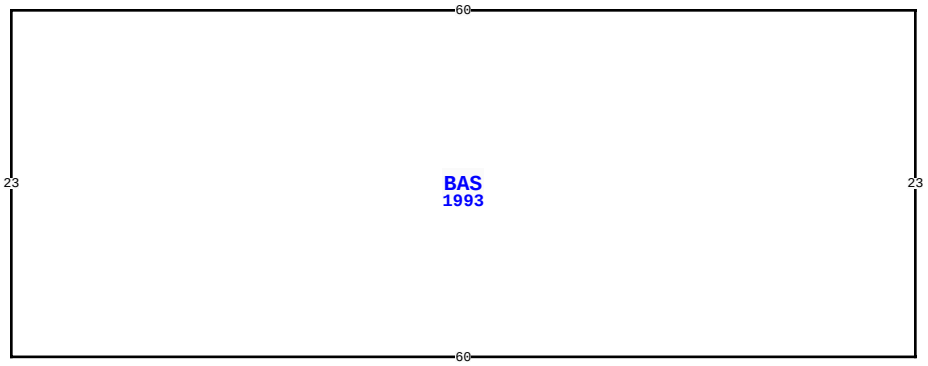
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,380	100	1993	1,380	41,384
TOTALS	1,380			1,380	41,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	117.6000	99.96	137,945	1976	1996	0	0	0	70.00	30.00

2 M/H 93- 100% - 2026 Heated Area: 1380 HX Base Yr 2026



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: CREEL MICHAEL & LAURA						
GRANTEE: CREEL GORDON MICHAE						
2788/1656	5/06/2025	WD	U	I	11	100
GRANTOR: CREEL MICHAEL						
GRANTEE: CREEL MICHAEL & LAU						

31410 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/15/2024 KBA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E60 N23$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.97 Total Land Value: 39,123 Market: 220,490 Agricultural: 5,123 Common: 34,000 PRINTED 07/09/2026 BY SYS