PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 1793/482
(EX PT IN WHITTAKER RD)

HULS BRIAN & BRANDY
48124 WHITAKER LN
HILLIARD, FL 32046

2023

18-4N-25-0000-0002-0110

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

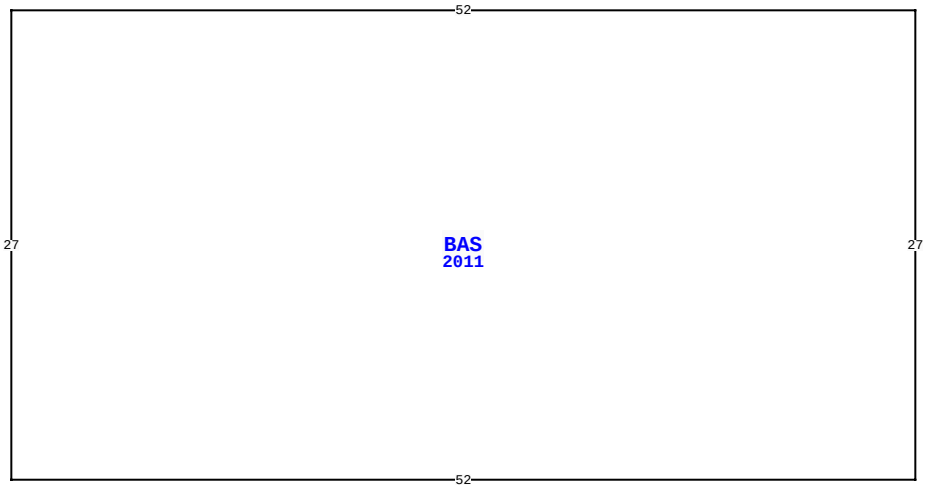
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	75,762
TOTALS	1,404		1,404	75,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	81.76	114,791	2009	2009	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



48124 WHITAKER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,762
TOTAL MARKET OB/XF VALUE	1,995
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	147,757
SOH/AGL Deduction	27,669
ASSESSED VALUE	120,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,088
TOTAL JUST VALUE	147,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5298	CO ISSUED	0	09/01/2010
M15605	H/AC	0	09/01/2010
P14410	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/0482	5/14/2012	WD	Q	I	01	92,500
GRANTOR: HADDOCK CARL SIDNEY &						
GRANTEE: HULS BRIAN & BRANDY						
1691/0916	7/28/2010	WD	U	V	15	10,000
GRANTOR: PICKETT RICHARD H						
GRANTEE: HADDOCK CARL SIDNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S27 E52 N27$.

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
4	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	2004	2004	3	100	500	
5	0350	CARPORT WD	0	0	25	23	575.00	SF	13.00	13.00	100	2000	2000	3	20	1,495	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/02/2019 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS