NW1/4 OF SE1/4, SW1/4 OF
SE1/4 IN OR 2477/845

MCCARTY VERNON & LOUISE JOINT TRUST/MCCARTY VERNON
2389 HILLY RD
JACKSONVILLE, FL 32208

2023

18-4N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

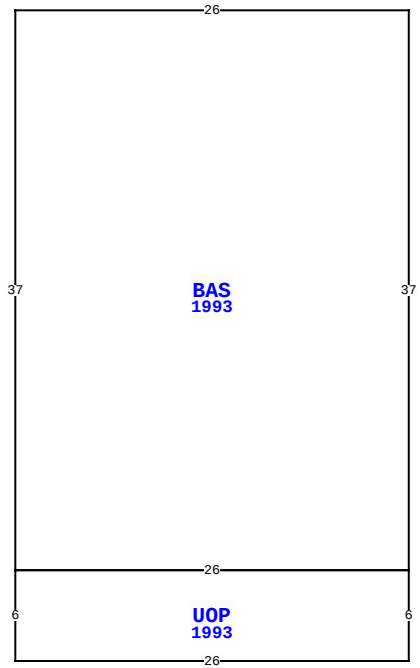
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	23,006
UOP	156	20	31	742
TOTALS	1,118		993	23,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	53.0000	47.83	47,495	1940	1940	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 962 HX Base Yr



48124 WHITTAKER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,748
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	430,000
TOTAL MARKET VALUE	85,558
SOH/AGL Deduction	13,479
ASSESSED VALUE	72,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,079
TOTAL JUST VALUE	453,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22478	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0845	6/04/2021	WD	U	I	11	100
GRANTOR: MCCARTY VERNON & LOUI						
GRANTEE: MCCARTY VERNON & LO						
0094/0256	1/01/1969	TA	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S37 UOP=[YR=1993] S6 E26 N6W26$ E26 N37$.

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
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	49.00	AC		1.00	1.00	1.00	440.00	440.00	21,560							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	175.00	175.00	5,250							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 80.00 Total Land Value: 61,810 Market: 395,000 Agricultural: 26,810 Common: 35,000 PRINTED 08/02/2023 BY SYS