PT OF GOVT LOT 1
PT OR 2388/918
ESMT IN OR 689/1791

WILSON CONNIE & ROBERT SR
18261 ANTLER TR
HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

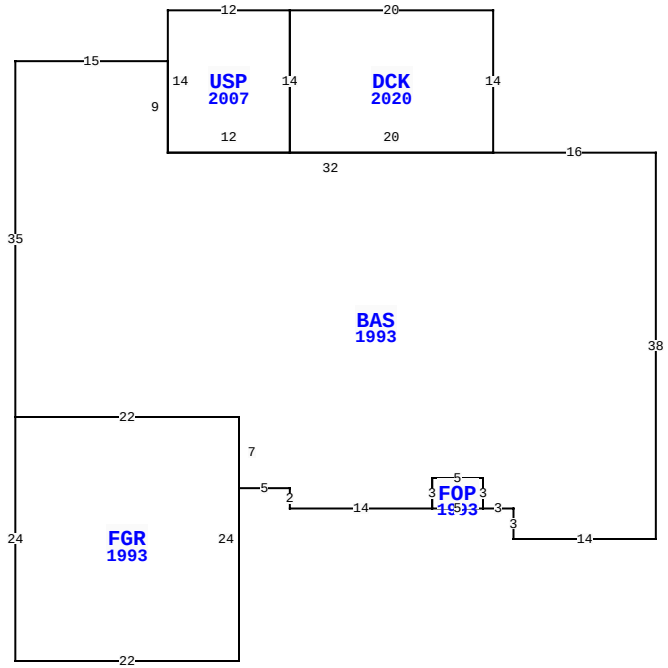
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	305,423
DCK	280	10	28	3,961
FGR	528	55	290	41,025
FOP	15	30	4	566
USP	168	30	50	7,073
TOTALS	3,150		2,531	358,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,531	122.8128	145.84	369,121	1993	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2159 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/15/2023 MLU
AG DATE	

18261 ANTLER TR, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,174
TOTAL MARKET OB/XF VALUE		26,797
TOTAL LAND VALUE - MARKET		194,160
TOTAL MARKET VALUE		445,192
SOH/AGL Deduction		151,457
ASSESSED VALUE		293,735
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		238,735
TOTAL JUST VALUE		603,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213187	REPAIR/RRF	12,999	10/01/2012
E19221	ELEC OTHER	200	05/01/2007
B17626	ADDITION	4,320	10/31/2006
00	NEW CONSTR	7,295	11/11/1993
8570	NEW CONSTR	77,000	12/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0918	8/31/2020	WD	Q	I	05	569,000
GRANTOR: LYGHT BRAD & LISA						
GRANTEE: WILSON CONNIE & ROB						
2089/1341	12/09/2016	WD	Q	I	05	432,000
GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=2020] N14 W20 USP=[YR=2007] W12 S14 E12 N14$ S14 E20$ W32 N9 W15 S35 FGR=[YR=1993] S24 E22N24 W22$ E22 S7E5 S2 E14 FOP=[YR=1993] E5 N3 W5 S3$N3 E5 S3 E3 S3 E14 N38$.

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	0300	BOAT DCK W	0	100	0	0	721.00	SF	40.00	40.00	100	2010	2010	3	64	18,458	
2	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	1993	1993	3	68	3,286	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	23.10	23.10	100	1996	1996	3	20	665	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2008	2008	3	40	1,728	

LAND DESCRIPTION

TOTAL OB/XF 26,797

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	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	8.64	AC		1.00	1.00	1.00	720.00	720.00	6,221							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.64	AC		1.00	1.00	1.00	19,000.00	19,000.00	164,160							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 9.64 Total Land Value: 36,221 Market: 164,160 Agricultural: 6,221 Common: 30,000 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOT 1
PT OR 2388/918
ESMT IN OR 689/1791

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HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

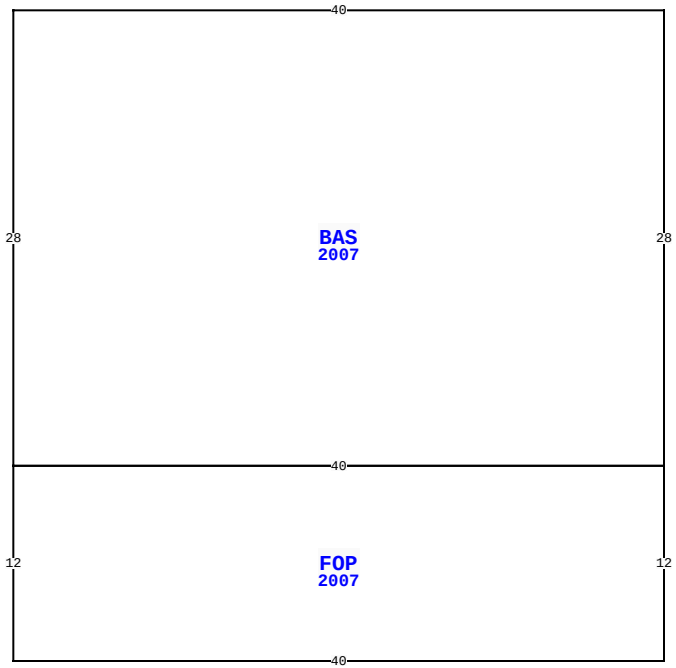
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	21,378
FOP	480	30	144	2,749
TOTALS	1,600		1,264	24,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,264	68.1720	23.86	30,159	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2021 Heated Area: 1120 HX Base Yr 2021



18261 ANTLER TR, HILLIARD

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GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S28 FOP=[YR=2007] S12 E40 N12 W40$ E40 N28$.

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 05/19/2020 BY TWA Total Acres: 9.64 Total Land Value: 36,221 Market: 164,160 Agricultural: 6,221 Common: 30,000 PRINTED 08/02/2023 BY SYS