IN OR 119 PG 658
EX R/W OR 611/1196

WHEELER W S JR & JUDITH H
17200 CASA ROJA LANE
HILLIARD, FL 32046

2023

40-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

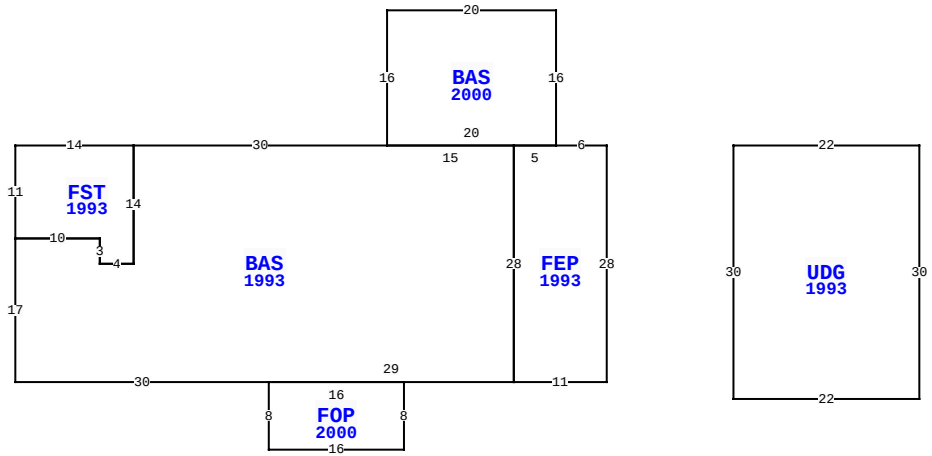
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,486	100	1,486	111,739
BAS	320	100	320	24,062
FEP	308	80	246	18,498
FOP	128	30	38	2,858
FST	166	55	91	6,843
UDG	660	55	363	27,295
TOTALS	3,068		2,544	191,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	109.6272	98.94	251,703	1969	1974	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 0 Heated Area: 1806 HX Base Yr



17200 CASA ROJA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,294
TOTAL MARKET OB/XF VALUE		15,180
TOTAL LAND VALUE - MARKET		282,000
TOTAL MARKET VALUE		244,394
SOH/AGL Deduction		116,519
ASSESSED VALUE		127,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,875
TOTAL JUST VALUE		488,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007751	XFOB	3,000	11/01/2000
B007106	ADDITION	26,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0119/0658	1/01/1971	TA	U	I		40,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W6 BAS=[YR=2000] N16 W20 S16 BAS=[YR=1993] W30 FST=[YR=1993] W14 S11 E10 S3 E4 N14 $ S14 W4 N3 W10 S17 E30 FOP=[YR=2000] S8 E16 N8 W16 $ E29 N28 W15 $ E20 $ W5 S28 E11 N28 $ PTR= E15 UDG=[YR=1993] E22 S30 W22 N30 $ W15 $.

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	0200	BARN WD 0-	0	100	46	31	1,426.00	SF	20.00	20.00	100	1950	1950	3	20	5,704	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
3	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,591	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440	
5	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	2000	2000	3	80	1,191	
6	0752	USP	0	100	20	4	80.00	SF	15.00	15.00	100	1997	1997	3	26	312	
8	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2001	2001	3	30	4,032	

LAND DESCRIPTION

TOTAL OB/XF 15,180

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	440.00	440.00	7,920							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 19.00 Total Land Value: 37,920 Market: 252,000 Agricultural: 7,920 Common: 30,000 PRINTED 08/02/2023 BY SYS