OR 281/35 EX 1-1 & 1-2 SEC 49
OR 531/600 EX 1-2 & 1-3 SEC 38
R360287 & R306296

WHITWORTH JOYCE
49406 WANSLEY ROAD
HILLIARD, FL 32046

2023

49-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

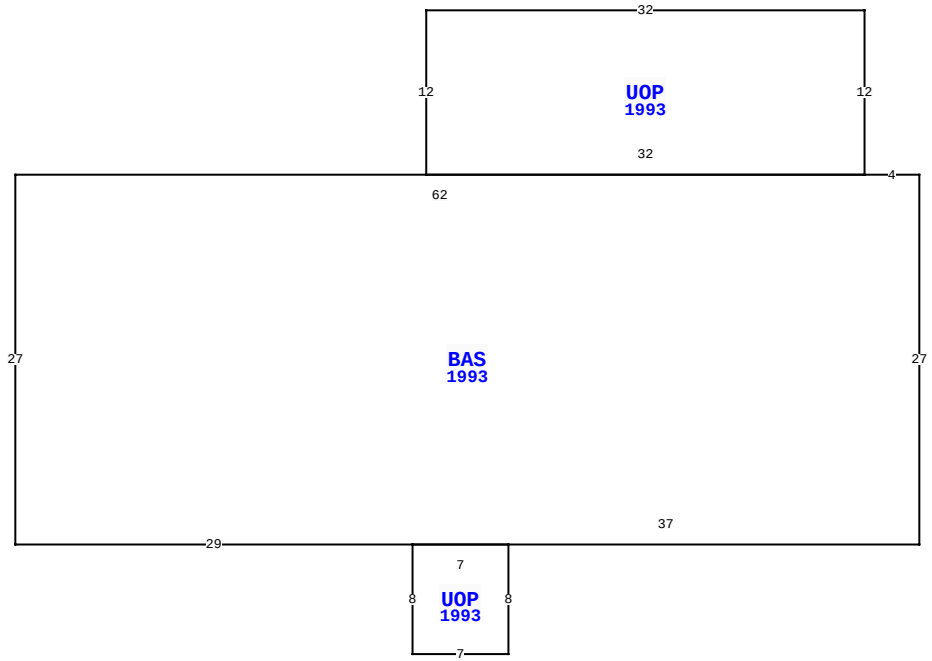
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	60,131
UOP	56	25	14	473
UOP	384	25	96	3,239
TOTALS	2,222		1,892	63,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,892	148.3200	96.41	182,408	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 1979 Heated Area: 1782 HX Base Yr 1979



49406 WANSLEY 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		63,843
TOTAL MARKET OB/XF VALUE		13,159
TOTAL LAND VALUE - MARKET		328,410
TOTAL MARKET VALUE		130,794
SOH/AGL Deduction		71,624
ASSESSED VALUE		59,170
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		29,170
TOTAL JUST VALUE		405,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007373	NEW CONSTR	0	09/01/2000
B01	XFOB	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0281/0035	12/01/1978	WD	Q	V		32,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N12 W32 S12 E32$ W62 S27 E29
UOP=[YR=1993] S8 E7 N8 W7$ E37 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
1	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1980	1980	3	20	1,725	
2	0681	POLE SHED	0	100	36	13	468.00	SF	15.00	15.00	100	1965	1965	3	20	1,404	
3	0681	POLE SHED	0	100	18	13	234.00	SF	15.00	15.00	100	1965	1965	3	20	702	
4	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	2000	2000	3	20	108	
5	0303	FLT DOCK W	0	100	10	32	320.00	SF	26.00	26.00	100	2000	2000	3	29	2,413	
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	800	
7	0300	BOAT DCK W	0	100	8	24	192.00	SF	40.00	40.00	100	2000	2000	3	29	2,227	
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2014	2014	3	70	3,780	

LAND DESCRIPTION

TOTAL OB/XF 13,159

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		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,050							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	550.00	550.00	6,600							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.67	AC		1.00	1.00	1.00	175.00	175.00	4,142							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	35.67	AC		1.00	1.00	1.00	8,000.00	8,000.00	285,360							

REVIEW DATE 07/31/2020 BY KBA Total Acres: 36.90 Total Land Value: 53,792 Market: 285,360 Agricultural: 10,742 Common: 43,050 PRINTED 08/02/2023 BY SYS