LOTS 41 THRU 44
IN OR 1107/1449
EX S-1 OF LOTS 41-44

GUYNN SHELTON J
17416 WHISTLER SPRING LANE
HILLIARD, FL 32046

2024

09-3N-23-2020-0041-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

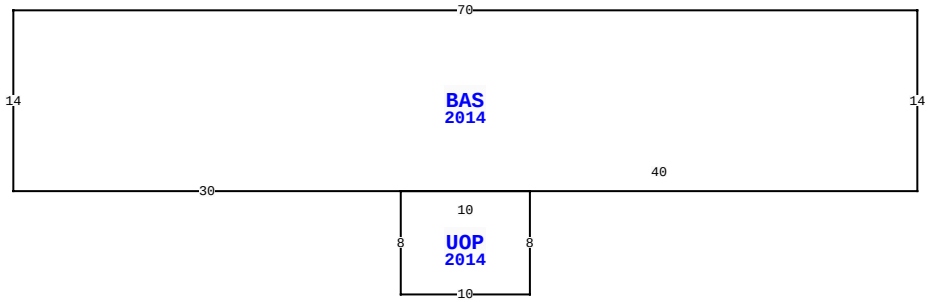
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	25,622
UOP	80	25	20	523
TOTALS	1,060		1,000	26,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,000	116.2000	87.15	87,150	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 980 HX Base Yr



17252 WHISTLER SPRING LN, HILLIARD

BLD DATE	03/11/2008	JH	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,145
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	296,000
TOTAL MARKET VALUE	61,555
SOH/AGL Deduction	16,185
ASSESSED VALUE	45,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,370
TOTAL JUST VALUE	322,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034047	MH MOVE-ON	0	01/02/2003
B99	NEW CONSTR	59,111	12/01/1999
B985172	NEW CONSTR	59,111	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2705/829	4/03/2024	QC	U	I	11	100
GRANTOR: WALKER SHEILA G						
GRANTEE: GUYNN SHELTON						
1107/1449	1/16/2003	WD	U	V	01	22,100
GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: GUYNN SHELTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W70 S14 E30 UOP=[YR=2014] S8 E10 N8 W10$ E40 N14$.

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	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	415.00	415.00	3,320							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	190.00	190.00	2,090							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 04/16/2020 BY TWA Total Acres: 20.00 Total Land Value: 35,410 Market: 266,000 Agricultural: 5,410 Common: 30,000 PRINTED 08/06/2024 BY SYS