

PT LOTS 45,45,47,48 & LOT 52
IN OR 646/50 (EX PT IN OR 1603/1
UTIL ESMT IN OR 2376-1753

COAST TO COAST INC
C/O MAXWELL COBB, 1592 SANDY SPRINGS DR
FLEMING ISLAND, FL 32003

2024

09-3N-23-2020-0045-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 50
Interior Floo	13 LVT/LAMNT 50
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
Occupancy	00 NONE 100

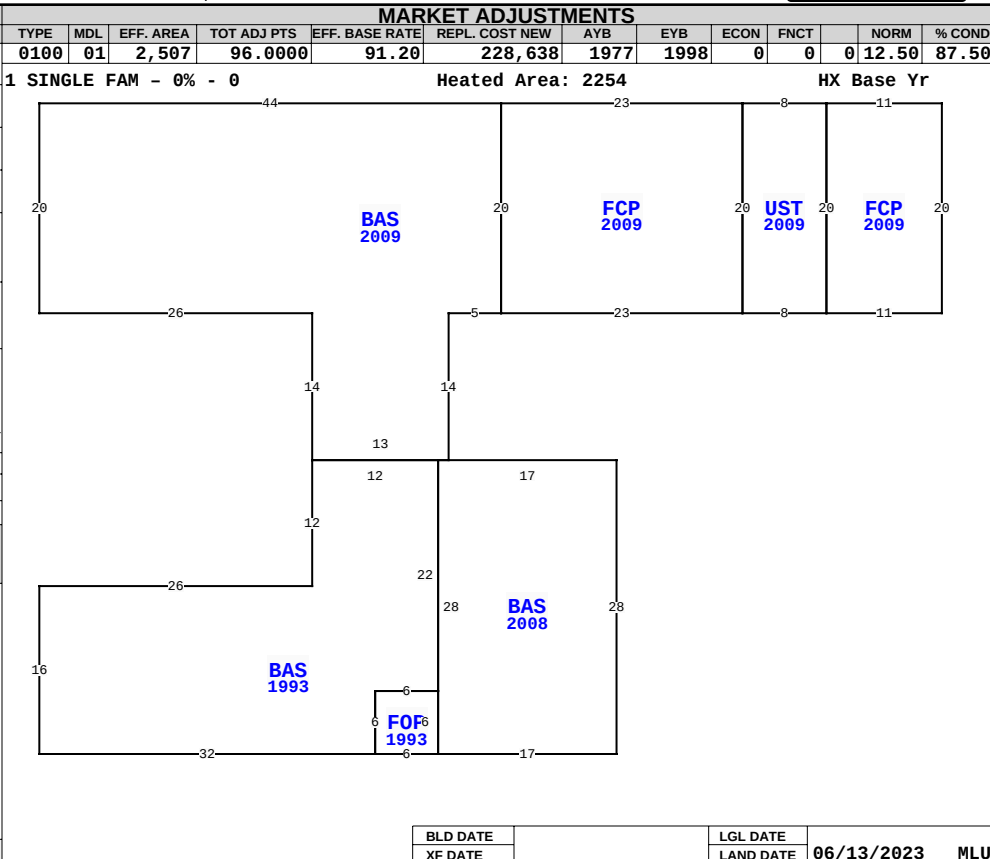
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	716	100	716	57,137
BAS	476	100	476	37,985
BAS	1,062	100	1,062	84,747
FCP	220	25	55	4,389
FCP	460	25	115	9,177
FOP	36	30	11	878
UST	160	45	72	5,745

TOTALS	3,130		2,507	200,058
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00
4	0204	BARN MTL 1	0	0	60	48	2,880.00	SF	12.00
5	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00
7	0510	GARAGE WD-	0	0	36	10	360.00	SF	26.95
8	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50
9	0680	POLE SHED	0	0	36	19	684.00	SF	7.50
10	0351	CARPORT MT	0	0	60	35	2,100.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00
2	005100	A	CROPLAND1	0		OR	0.00	0.00	5.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.00
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	23.00



17153 WHISTLER SPRING LN, HILLIARD									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
26,556									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00
2	005100	A	CROPLAND1	0		OR	0.00	0.00	5.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.00
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	23.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					200,058				
TOTAL MARKET OB/XF VALUE					47,583				
TOTAL LAND VALUE - MARKET					352,000				
TOTAL MARKET VALUE					286,561				
SOH/AGL Deduction					23,386				
ASSESSED VALUE					263,175				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					263,175				
TOTAL JUST VALUE					599,641				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					591,854				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0646/0050	1/08/1992	WD	U	I	07		100
GRANTOR: CENTURY 22 INV INC							
GRANTEE: COAST TO COAST INC							
0613/1238	12/07/1990	WD	U	I	02		100
GRANTOR: COAST TO COAST INC							
GRANTEE: CENTURY 22 INVESTMT							

BUILDING NOTES									

BUILDING DIMENSIONS									
FCP=[YR=2009] W11 UST=[YR=2009] W8 FCP=[YR=2009] W23 BAS=[YR=2009] W44 S20 E26 S14 BAS=[YR=1993] S12 W26 S16 E32 FOP=[YR=1993] E6 BAS=[YR=2008] E17 N28 W17 S28\$ N6 W6 S6\$ N6 E6 N22 W12\$ E13 N14 E5 N20\$ S20 E23 N20\$ S20 E8 N20\$ S20 E11 N20\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																								VALUATION BY										STANDARD									
																								Tax Group: 4										Tax Dist:									
																								BUILDING MARKET VALUE										200,058									
																								TOTAL MARKET OB/XF VALUE										47,583									
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