

PT OF SEC 16-2N-23E &
PT OF SEC 15-2N-23E
IN OR 2497/576

CASTLEBERRY SHAWN & DELL/
2691 FOLLY LANE
HILLIARD, FL 32046

2024

15-2N-23-0000-0006-0080



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	156,191
USP	240	30	72	6,647
USP	336	30	101	9,323
UST	60	45	27	2,492

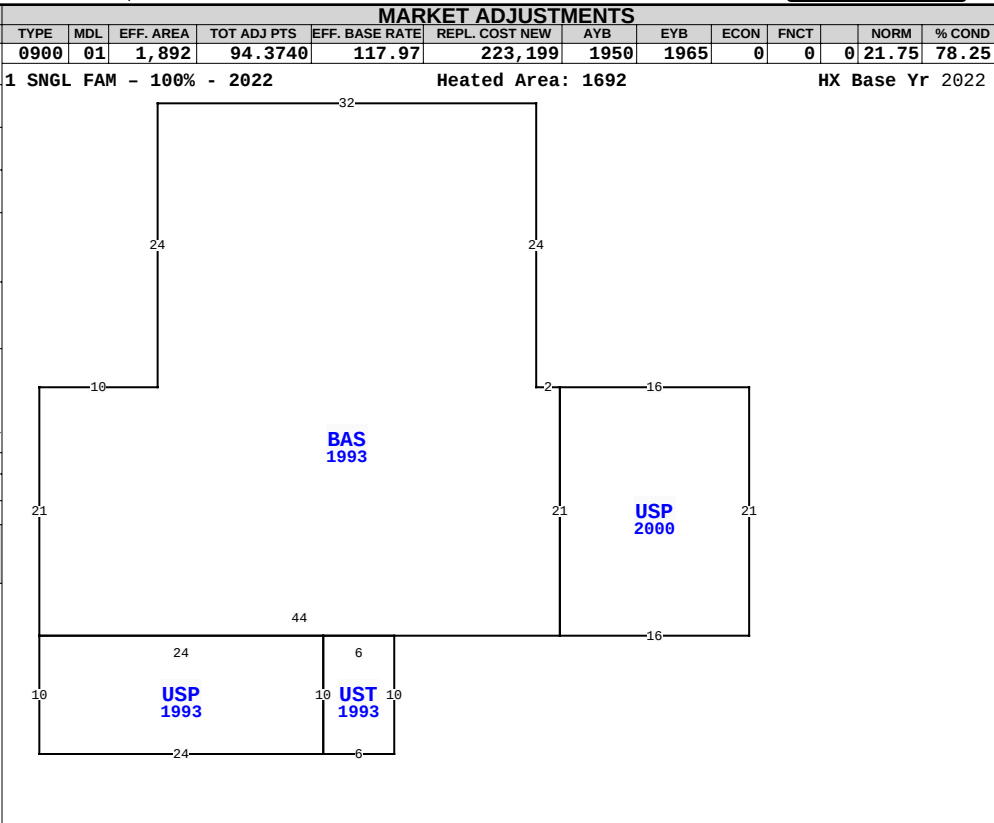
TOTALS	2,328		1,892	174,653
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EXTRA FEATURES

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
1	0510	GARAGE WD-	0 100	25	12	300.00	SF	35.00	35.00	100	1981	1981	3	20	2,100	
2	0511	GARAGE CB-	0 100	30	20	600.00	SF	40.00	40.00	100	1981	1981	3	35	8,400	
3	0510	GARAGE WD-	0 100	0	0	300.00	SF	35.00	35.00	100	1981	1981	3	20	2,100	
4	1242	WD DECK A	0 100	0	0	550.00	SF	5.00	5.00	100	2019	2019	3	86	2,365	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							



2691 FOLLY LN, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0510	GARAGE WD-	0 100	25	12	300.00	SF	35.00	35.00	100	1981	1981	3	20	2,100	
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TOTAL OB/XF 14,965

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1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			174,653
TOTAL MARKET OB/XF VALUE			14,965
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			284,618
SOH/AGL Deduction			31,142
ASSESSED VALUE			253,476
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			203,476
TOTAL JUST VALUE			284,618
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000074	REMODEL	9,978	03/01/2000
3014	H/AC	2,985	05/11/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0576	9/15/2021	QC	U	I	11	100

SALES DATA

GRANTOR: CASTLEBERRY MARVIN C	
GRANTEE: CASTLEBERRY SHAWN &	
0835/1051	5/29/1998 WD U I 10 62,000
GRANTOR: MANGES HARRY & MARTHA	
GRANTEE: CASTLEBERRY MARVIN	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 W10 S21 USP=[YR=1993] S10 E24
UST=[YR=1993] E6 N10 W6 S10\$ N10 W24\$ E44 USP=[YR=2000] E16
N21 W16 S21\$ N21 W2 N24\$.