IN OR 2503/1876 EX 9-6
ESMT IN OR 443/140

SEAY CARISSA D
2969 WHISPERING PINE LN
HILLIARD, FL 32046

2024

15-2N-23-0000-0009-0030

BUILDING CHARACTERISTICS

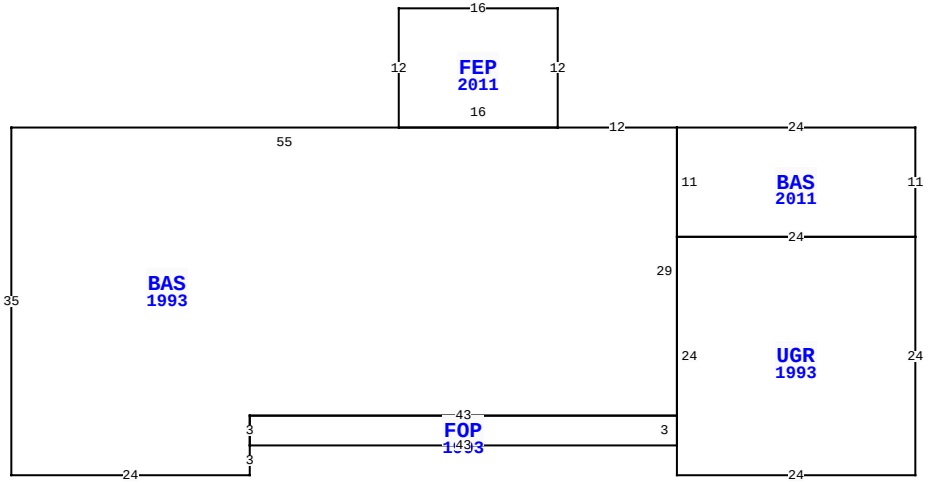
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	184,640
BAS	264	100	264	23,356
FEP	192	80	154	13,625
FOP	129	30	39	3,450
UGR	576	45	259	22,914
TOTALS	3,248		2,803	247,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	93.3120	116.64	326,942	1982	1990	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2022 Heated Area: 2351 HX Base Yr 2022



2969 WHISPERING PINES LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,986
TOTAL MARKET OB/XF VALUE		4,758
TOTAL LAND VALUE - MARKET		200,640
TOTAL MARKET VALUE		453,384
SOH/AGL Deduction		148,992
ASSESSED VALUE		304,392
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,392
TOTAL JUST VALUE		453,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007037	REPAIR/RRF	12,950	11/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2503/1876	10/08/2021	WD	Q	I	01	400,000
GRANTOR: SMITH SHIRLEY A						
GRANTEE: SEAY CARISSA D						
0290/0080	4/01/1979	WD	Q	I		42,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 BAS=[YR=1993] W12 FEP=[YR=2011] N12 W16 S12 E16$ W55 S35 E24 N3 FOP=[YR=1993] E43 N3 W43 S3$ N3 E43 N29$ S11 UGR=[YR=1993] S24 E24 N24 W24$ E24 N11$.

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	0812	CONCRETE C	0	100	0	0	2,531.00	SF	4.00	4.00	100	1985	1985	3	47	4,758	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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	000115	C	SFR ACRES	100		OR	0.00	0.00	10.56	AC		1.00	1.00	1.00	19,000.00	19,000.00	200,640							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 10.56 Total Land Value: 200,640 Market: 0 Agricultural: 0 Common: 200,640 PRINTED 08/06/2024 BY SYS