PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 786/1054 &
OR 818/1776 (EX PT IN

WHITTAKER CHARLES E JR/PHILLIPS DEBORAH W
4891 WHITTAKER ROAD
HILLIARD, FL 32046

**2024**

**18-4N-25-0000-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

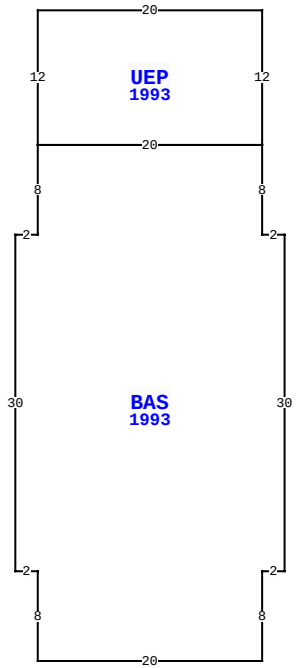
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,040 | 100 | 1,040 | 37,931 |
| UEP | 240 | 60 | 144 | 5,252 |
| TOTALS | 1,280 | | 1,184 | 43,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,184 | 71.1000 | 67.54 | 79,967 | 1971 | 1971 | 0 | 0 | 0 | 46.00 | 54.00 |

1 SINGLE FAM – 50% - 1999 Heated Area: 1040 HX Base Yr 1999




4891 WHITTAKER 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 | | 53,689 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 168,000 |
| TOTAL MARKET VALUE | | 221,689 |
| SOH/AGL Deduction | | 81,473 |
| ASSESSED VALUE | | 140,216 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 115,216 |
| TOTAL JUST VALUE | | 221,689 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0818/1776 | 1/07/1998 | QC | U | I | 06 | 100 |
| GRANTOR: WHITTAKER MARY HELEN | | | | | | |
| GRANTEE: PHILLIPS DEBORAH & | | | | | | |
| 0786/1054 | 3/07/1997 | QC | U | I | 01 | 100 |
| GRANTOR: WHITTAKER CHARLES E | | | | | | |
| GRANTEE: WHITTAKER CHARLES J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP=[YR=1993] W20 S12 BAS=[YR=1993] S8 W2 S30 E2 S8 E20 N8 E2 N30 W2 N8 W20$ E20 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 50 | 0005 | OR | 0.00 | 0.00 | 10.50 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 168,000 | | | | | | | |

REVIEW DATE 12/02/2019 BY KBA Total Acres: 10.50 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/06/2024 BY SYS

PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 786/1054 &
OR 818/1776 (EX PT IN

WHITTAKER CHARLES E JR/PHILLIPS DEBORAH W
4891 WHITTAKER ROAD
HILLIARD, FL 32046

**2024**

**18-4N-25-0000-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

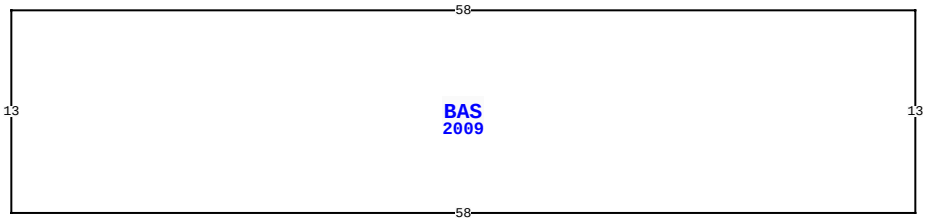
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 754 | 100 | 754 | 10,507 |
| TOTALS | 754 | | 754 | 10,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 754 | 66.3600 | 46.45 | 35,023 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 1999 Heated Area: 754 HX Base Yr 1999




| VALUATION SUMMARY | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 53,689 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 168,000 |
| TOTAL MARKET VALUE | | 221,689 |
| SOH/AGL Deduction | | 81,473 |
| ASSESSED VALUE | | 140,216 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 115,216 |
| TOTAL JUST VALUE | | 221,689 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: WHITTAKER MARY HELEN | | | | | | |
| GRANTEE: PHILLIPS DEBORAH & | | | | | | |
| 0786/1054 | 3/07/1997 | QC | U | I | 01 | 100 |
| GRANTOR: WHITTAKER CHARLES E | | | | | | |
| GRANTEE: WHITTAKER CHARLES J | | | | | | |

4891 WHITTAKER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

BAS=[YR=2009] W58 S13 E58 N13$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/02/2019 BY KBA Total Acres: 10.50 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/06/2024 BY SYS