NW1/4 OF SE1/4, SW1/4 OF
SE1/4 IN OR 2684/500

KELLY SEAN/KALANDYA VALERIYA
12511 SUN PALM DRIVE
JACKSONVILLE, FL 32225

2024

18-4N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
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

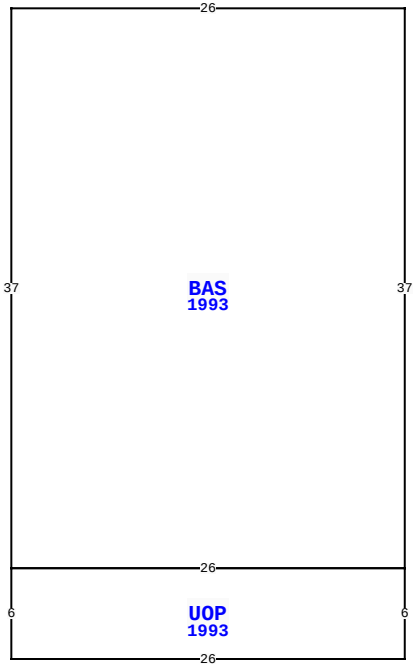
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	231
UOP	156	20	31	8
TOTALS	1,118		993	238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	47.7000	0.48	477	1940	1940	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 2024 Heated Area: 962 HX Base Yr



48124 WHITTAKER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 DC
INC DATE		AG DATE	06/18/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	415,750
TOTAL MARKET VALUE	300,873
SOH/AGL Deduction	0
ASSESSED VALUE	300,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,873
TOTAL JUST VALUE	415,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22478	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2684/500	12/04/2023	TD	Q	I	01	475,000
GRANTOR: MCCARTY VERNON & LOUI						
GRANTEE: KELLY SEAN						
2477/0845	6/04/2021	WD	U	I	11	100
GRANTOR: MCCARTY VERNON & LOUI						
GRANTEE: MCCARTY VERNON & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S37 UOP=[YR=1993] S6 E26 N6W26$ E26 N37$.

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	005000	C	RURAL HOME	0		OR	0.00	0.00	27.50	AC		1.00	1.00	0.70	14,000.00	9,800.00	269,500							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	730.00	730.00	19,710							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	225.00	225.00	5,175							
4	009530	C	POND	0		OR			2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	40.00	AC		1.00	1.00	0.70	5,000.00	3,500.00	140,000							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 80.00 Total Land Value: 300,635 Market: 140,000 Agricultural: 24,885 Common: 275,750 PRINTED 08/06/2024 BY SYS