

WHEELER NATHAN R & LAURA R
2902 BARBARA LANE
HILLIARD, FL 32046

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

19COMMON BRK 90

Exterior Wall

05AVERAGE 10

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

11CLAY TILE 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame Stories

02WOOD FRAME 100

Units

1. 1. 100

Units

0 100

BUD8 Adjustme

06DIST 1D 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,382

100

2,382

189,678

FOP

14

30

4

318

FOP

20

30

6

478

FSP

128

40

51

4,061

UST

48

45

22

1,752

TOTALS

2,592

2,465

196,287

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/14/2021

BY

WWA

Total Acres:

3.53

Total Land Value:

88,250

Market:

0

Agricultural:

0

Common:

88,250

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0100

01

2,465

116.0640

110.26

271,791

1950

1985

0

0

27.78

72.22

1 SINGLE FAM - 0%

- 0

Heated Area: 2382

HX Base Yr

6

16

8

8

8

28

38

29

48

22

34

26

2

4

2

4

2

4

UST

2002

6

FSP

2002

16

BAS

1993

FOP

1993

2

FOP

2002

4

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE196,287

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET88,250

TOTAL MARKET VALUE284,537

SOH/AGL Deduction43,056

ASSESSED VALUE241,481

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE241,481

TOTAL JUST VALUE284,537

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE275,968

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSNSALE PRICE

2163/055912/08/2017WDQI01165,000

GRANTOR:SHODA MICHAEL

GRANTEE:WHEELER NATHAN R &

2146/10619/19/2017SWUI1298,500

GRANTOR:FEDERAL HOME LOAN MOR

GRANTEE:SHODA MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FSP=[YR=2002] N8 W16 UST=[YR=2002] W6 S8 E6 N8 \$ S8 E16 \$ W38 S28 E34 FOP=[YR=1993] E1 FOP=[YR=2002] S4 E5 N4 W5 \$ E6 N2 W7 S2 \$ N2 E7 S22 E26 N48 \$.