

WHEELER W S JR
17200 CASA ROJA LANE
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	% COND																
15	03	0100	01	2,544	109.6272	104.15	264,958	1969	1974	0	0	0	24.75	75.25															
03	03	1 SINGLE FAM - 100% - 0													Heated Area: 1806														
03	03														HX Base Yr														
05	05																												
14	14																												
11	11																												
03	03																												
04	04																												
3 100																													
2 100																													
03	03																												
1. 1. 100																													
0 100																													
04	04																												
00	00																												
Quality															06 Quality Level 06														
DOR CODE															5000 IMPROVED AG														
MAP NUM															MKT AREA														
NEIGHBORHOOD/LOC															9001.00														
AREA TYPE															SUBAREA MARKET VALUE														
BAS															1,486 100 1,486 116,462														
BAS															320 100 320 25,079														
FEP															308 80 246 19,280														
FOP															128 30 38 2,978														
FST															166 55 91 7,132														
UDG															660 55 363 28,449														
TOTALS															3,068 2,544 199,381														
EXTRA FEATURES															17200 CASA ROJA LN, HILLIARD														
L N															BLD DATE														
OB/XF CODE															XF DATE														
DESCRIPTION															INC DATE														
BLD CAP															LGL DATE														
L W															LAND DATE														
UNITS															AG DATE														
UT															06/13/2023														
Adj R															MLU														
ADJ UNIT PRICE																													
ORIG COND																													
YEAR ON																													
YEAR ACTUAL																													
Q																													
% COND																													
OB/XF MKT VALUE																													
NOTES																													
1 0200 BARN WD 0-															5,704														
2 0810 CONCRETE A															845														
3 0811 CONCRETE B															1,510														
4 0940 SHEDS/PORT															1,440														
5 0810 CONCRETE A															1,176														
6 0752 USP															300														
7 0510 GARAGE WD-															3,898														
LAND DESCRIPTION															TOTAL OB/XF 14,873														
L N																													
USE CODE																													
CLS																													
LAND USE DESCRIPTION																													
CAP																													
R D																													
LOC ZONE																													
FRONT																													
DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
D T																													
DPHT 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															30,000														
2 006000 A PAST1/HAY															6,660														
3 009910 M MKT.VAL.AG															252,000														
REVIEW DATE 04/15/2020 BY TWA															Total Acres: 19.00 Total Land Value: 36,660 Market: 252,000 Agricultural: 6,660 Common: 30,000 PRINTED 08/06/2024 BY SYS														