PT OR 2657/1392
EX R/W OR 535/356
EX 5-5 5-7 5-9 5-11 5-13 5-14

WAITE SCOTT
17180 OAK HILL RD
HILLIARD, FL 32046

2025

04-1N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 2, HILLIARD

BLD DATE	02/21/2008	JH	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,450
TOTAL MARKET VALUE	153,450
SOH/AGL Deduction	73,066
ASSESSED VALUE	80,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,384
TOTAL JUST VALUE	153,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951042	MH MOVE-ON	0	09/01/1995
E941055	CHNGE SRVC	400	10/01/1994
MH94484	MH MOVE-ON	13,366	05/01/1994
8589	MH MOVE-ON	14,000	06/26/1991
3236	CARPORT	3,880	03/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2657/1392	7/15/2023	WD	U	V	37	40,000
GRANTOR: WATKINS JOHN WAYNE JR						
GRANTEE: WAITE SCOTT						
2164/0664	2/15/2017	CD	U	V	21	70,000
GRANTOR: TANNER IRIS ET AL						
GRANTEE: WAITE SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

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	000100	C	RES	0	0006	OR	0.00	0.00	11.00	AC		1.00	1.00	0.90	15,500.00	13,950.00	153,450							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 11.00 Total Land Value: 153,450 Market: 0 Agricultural: 0 Common: 153,450 PRINTED 07/30/2025 BY SYS