PT S1/2 OF FRACL SEC 4-2N-23E
IN OR 763/1236
{R787790 & R787791}

STANLEY ROBERT A & HOLLY C/
23393 WEEPING WILLOW LANE
HILLIARD, FL 32046

2025

04-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

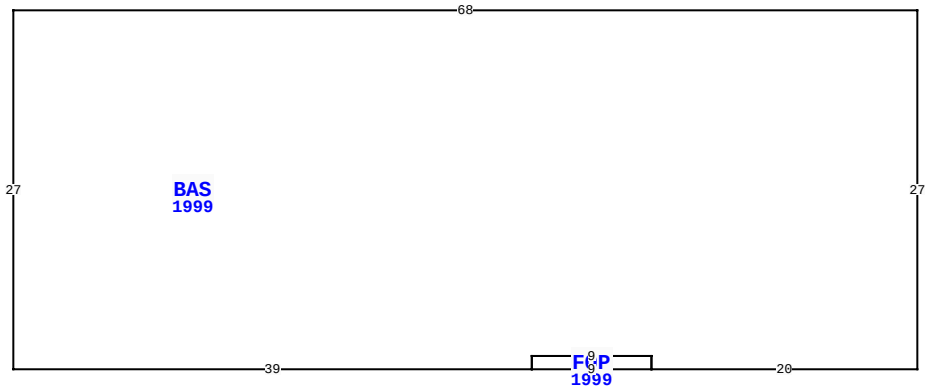
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1999	1,827	76,778
FOP	9	30	1999	3	126
TOTALS	1,836			1,830	76,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,830	123.6000	105.06	192,260	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2000 Heated Area: 1827 HX Base Yr 2000



23393 WEEPING WILLOW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		76,904
TOTAL MARKET OB/XF VALUE		10,215
TOTAL LAND VALUE - MARKET		101,595
TOTAL MARKET VALUE		188,714
SOH/AGL Deduction		87,170
ASSESSED VALUE		101,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,822
TOTAL JUST VALUE		188,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0763/1236	6/24/1996	WD	Q	V		22,500

GRANTOR: SIKES KENNETH L
GRANTEE: STANLEY ROBERT & HO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W68 S27 E39 FOP=[YR=1999] E9 N1 W9 S1$ N1 E9 S1 E20 N27$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0200	BARN WD 0-	0	100	23	14	322.00	SF	20.00	20.00	100	1999	1999	3	26	1,674	
3	0940	SHEDS/PORT	0	100	14	7	98.00	SF	30.00	30.00	100	1999	1999	3	20	588	
4	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2010	2010	3	56	840	
5	0751	UOP	0	100	12	6	72.00	SF	10.00	10.00	100	2001	2001	3	28	202	
6	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2001	2001	3	25	3,825	
7	0461	IRON FENCE	0	100	10	4	40.00	SF	8.50	8.50	100	2001	2001	3	84	286	

LAND DESCRIPTION

TOTAL OB/XF 10,215

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	100	0007	OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	19,500.00	19,500.00	101,595							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.21 Total Land Value: 101,595 Market: 0 Agricultural: 0 Common: 101,595 PRINTED 07/30/2025 BY SYS