IN OR 2495/926
ESMT OR 1714/1043
UTIL ESMT IN OR 2430-1667

FRAIZE ASHTON
2745 LIGHTNING WAY
HILLIARD, FL 32046

2025

05-3N-24-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

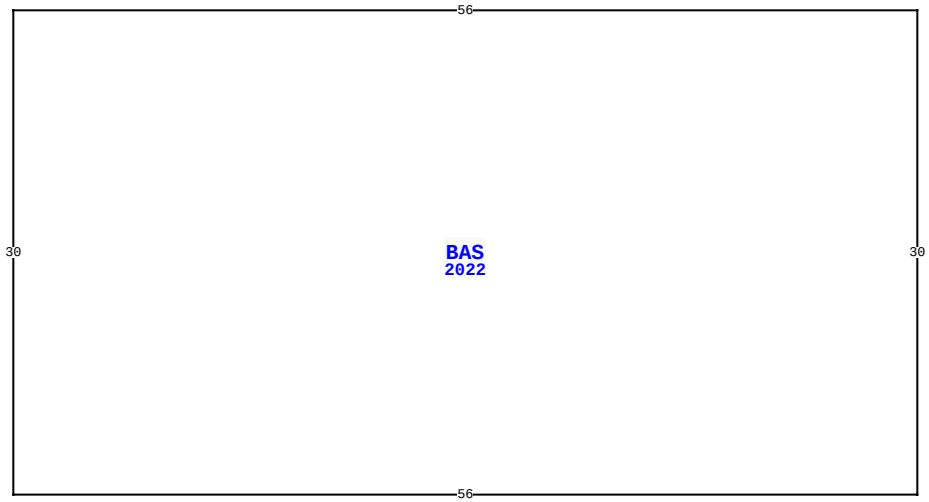
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2022	1,680	179,491
TOTALS	1,680			1,680	179,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.2600	109.02	183,154	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



2745 LIGHTNING WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,241
TOTAL MARKET OB/XF VALUE		3,616
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		276,857
SOH/AGL Deduction		49,795
ASSESSED VALUE		227,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,340
TOTAL JUST VALUE		276,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011363	CO ISSUED	0	07/25/2022
22009730	MH MOVE-ON	0	06/24/2022
21004362	CO ISSUED	0	04/09/2021
21001986	MH MOVE-ON	0	02/19/2021
18008343	CO ISSUED	0	08/15/2018
18003240	MH MOVE-ON	0	04/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0926	9/02/2021	LE	U	I	11	100
GRANTOR: CHAVIS GLENNIE						
GRANTEE: FRAIZE ASHTON						
2184/1433	3/16/2018	WD	Q	V	01	22,000
GRANTOR: HALLMAN JOHN W & TINA						
GRANTEE: CHAVIS GLENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S30 E56 N30$.

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	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	2018	2018	3	97	3,117	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2018	2018	3	78	499	

LAND DESCRIPTION

TOTAL OB/XF 3,616

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	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							

REVIEW DATE 10/11/2022 BY WW Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS

IN OR 2495/926
ESMT OR 1714/1043
UTIL ESMT IN OR 2430-1667

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2025

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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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

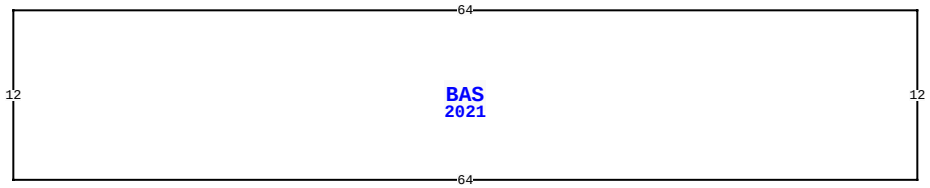
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2021	768	21,750
TOTALS	768			768	21,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	118.0000	94.40	72,499	1982	1992	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2022 Heated Area: 768 HX Base Yr 2022



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GRANTEE: FRAIZE ASHTON						
2184/1433	3/16/2018	WD	Q	V	01	22,000
GRANTOR: HALLMAN JOHN W & TINA						
GRANTEE: CHAVIS GLENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W64 S12 E64 N12$.

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

REVIEW DATE 10/11/2022 BY WW Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS