PT OF NW1/4 OF SE1/4
IN OR 2594/351
ESMT IN OR 2627-1180

WHITAKER LEONARD III & JESSICA DANIELLE
1839 DARTMOUTH DRIVE
MIDDLEBURG, FL 32068

2025

08-3N-25-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

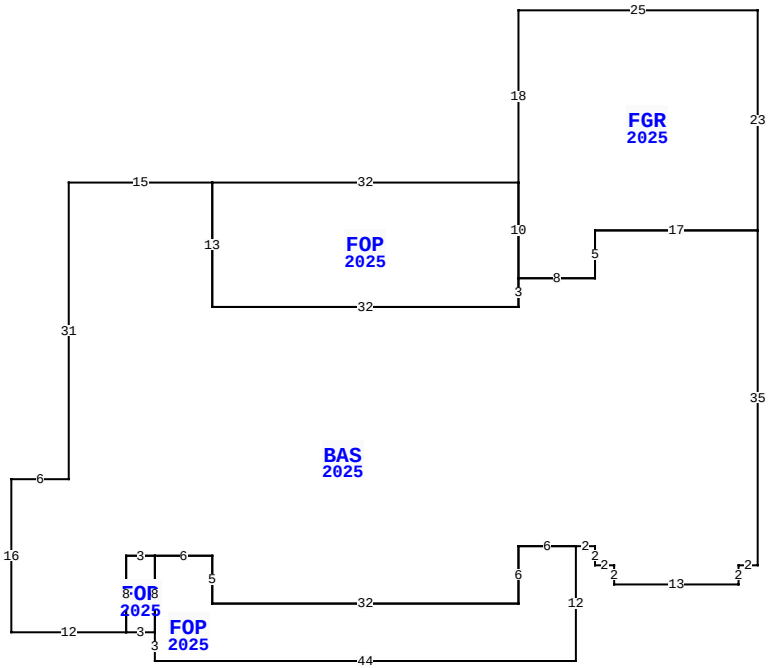
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	2025	2,566	447,639
FGR	615	55	2025	338	58,964
FOP	24	30	2025	7	1,221
FOP	330	30	2025	99	17,271
FOP	416	30	2025	125	21,806
TOTALS	3,951			3,135	546,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,135	110.4138	174.45	546,901	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2566 HX Base Yr



47017 HARMONY ACRES TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	546,901
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	134,160
TOTAL MARKET VALUE	683,061
SOH/AGL Deduction	13,072
ASSESSED VALUE	669,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	669,989
TOTAL JUST VALUE	683,061
NCON VALUE	548,901
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008544	PRIVATE PROVIDER	481,680	07/23/2024
B2302098	NEW CONSTR	481,680	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0351	9/30/2022	WD	U	V	30	110,000

GRANTOR: CONGER STEPHEN HAYWAR
GRANTEE: WHITAKER LEONARD EA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=6,10] E15 S13 E32 N3 E8 N5 E17 S35 W2 S2 W13 N2 W2 N2 W2 W6 S6 W32 N5 W6 W3 S8 W12 N16 E6 N31 $
FOP=[YR=2025;ORIG=21,23] E32 N3 N10 W32 S13 $
FGR=[YR=2025;ORIG=53,20] E8 N5 E17 N23 W25 S18 S10 $
FOP=[YR=2025;ORIG=15,49] E6 S5 E32 N6 E6 S12 W44 N3 N8 $
FOP=[YR=2025;ORIG=12,49] E3 S8 W3 N8 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		OR	0.00	0.00	6.88	AC		1.00	1.00	1.00	19,500.00	19,500.00	134,160							

REVIEW DATE 12/13/2024 BY TW Total Acres: 6.88 Total Land Value: 134,160 Market: 0 Agricultural: 0 Common: 134,160 PRINTED 07/30/2025 BY SYS