PT SE1/4 OF SEC 4-3N-23E &
PT NE1/4 OF SEC 9-3N-23E
IN OR 2172/1950

WHITE WAYNE A
PO BOX 1486
HILLIARD, FL 32046

2025

09-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

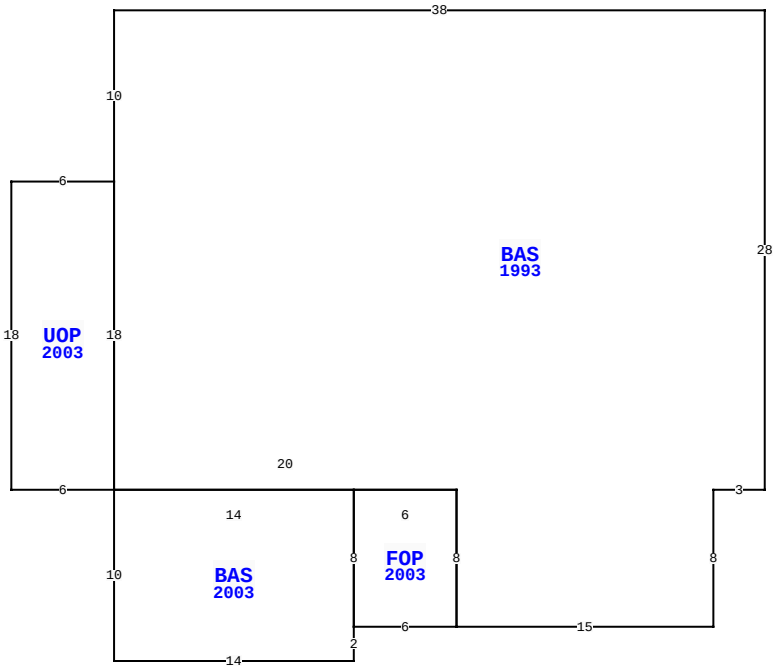
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1993	1,184	104,875
BAS	140	100	2003	140	12,401
FOP	48	30	2003	14	1,240
UOP	108	20	2003	22	1,949
TOTALS	1,480			1,360	120,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	106.0800	106.08	144,269	1982	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1324 HX Base Yr 2019



17604 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,465
TOTAL MARKET OB/XF VALUE		39,816
TOTAL LAND VALUE - MARKET		412,865
TOTAL MARKET VALUE		217,862
SOH/AGL Deduction		82,341
ASSESSED VALUE		135,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,799
TOTAL JUST VALUE		573,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1950	1/26/2018	WD	Q	I	05	400,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: WHITE WAYNE A						
1378/0731	1/03/2006	PR	U	I	21	400,000
GRANTOR: HESSENAUER PHYLLIS LE						
GRANTEE: JOHNSON CALVIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S10 UOP=[YR=2003] W6 S18 E6 BAS=[YR=2003] S10 E14 N2 FOP=[YR=2003] E6 N8 W6 S8 $ N8 W14 $ N18 $ S18 E20 S8 E15 N8 E3 N28 $.

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	0300	BOAT DCK W	0	100	0	0	400.00	SF	40.00	40.00	100	1980	1980	3	20	3,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	8.58	8.58	100	1990	1990	3	20	988	
4	0510	GARAGE WD-	0	100	49	31	1,519.00	SF	35.00	35.00	100	1960	1960	3	20	10,633	
5	0351	CARPORT MT	0	100	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		97	23,280	

LAND DESCRIPTION

TOTAL OB/XF 39,816

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0	0006	OR	0.00	0.00	9.28	AC		1.00	1.00	1.00	370.00	370.00	3,434							
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	70.00	70.00	192							
4	005401	A	TIMBER 1 P	0		OR	0.00	0.00	11.34	AC		1.00	1.00	1.00	750.00	750.00	8,505							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.37	AC		1.00	1.00	1.00	14,500.00	14,500.00	367,865							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.37 Total Land Value: 57,581 Market: 367,865 Agricultural: 12,581 Common: 45,000 PRINTED 07/30/2025 BY SYS