LOTS W1/2 OF 45 THRU 48
PT OR 2040/1342
CORNWALL SURVEY

GUYNN SHELTON
17416 WHISTLER SPRING LN
HILLIARD, FL 32046

2025

09-3N-23-2020-0045-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

17177 WHISTLER SPRING LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	05/01/2025 KB

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,032
TOTAL LAND VALUE - MARKET	295,000
TOTAL MARKET VALUE	21,692
SOH/AGL Deduction	0
ASSESSED VALUE	21,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,692
TOTAL JUST VALUE	305,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8761	MH MOVE-ON	7,400	12/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/829	4/03/2024	QC	U	I	11	100
GRANTOR: WALKER SHEILA G						
GRANTEE: GUYNN SHELTON						
2040/1342	4/18/2016	QC	U	I	11	100
GRANTOR: GUYNN EVELYN C & SHEI						
GRANTEE: WALKER SHEILA G						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0680	POLE SHED	0	0	0	0	720.00	SF	10.00	10.00	100	2010	2010	3	56	4,032	

LAND DESCRIPTION

TOTAL OB/XF 10,032

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	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	370.00	370.00	6,660							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 20.00 Total Land Value: 11,660 Market: 290,000 Agricultural: 6,660 Common: 5,000 PRINTED 07/30/2025 BY SYS