PT OF SW1/4 OF SEC 10-2N-23E
IN OR 2687/968

LINK WILLIAM CLAUDE JR
15169 SUTTON LN
HILLIARD, FL 32046

2025

10-2N-23-0000-0015-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

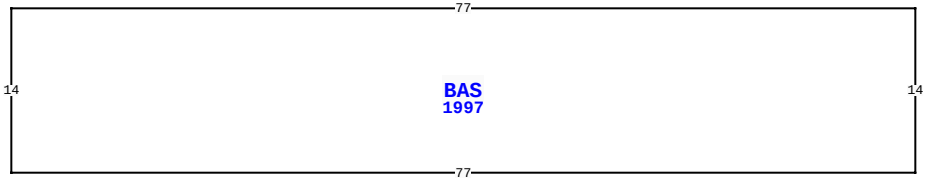
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1997	1,078	79,213
TOTALS	1,078			1,078	79,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,078	135.0800	108.06	116,489	1992	2012	0	0	0	32.00	68.00

2 M/H 93- – 0% - 2024 Heated Area: 1078 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,213
TOTAL MARKET OB/XF VALUE	3,271
TOTAL LAND VALUE - MARKET	90,300
TOTAL MARKET VALUE	172,784
SOH/AGL Deduction	7,750
ASSESSED VALUE	165,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,034
TOTAL JUST VALUE	172,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/968	12/29/2023	WD	Q	I	01	199,000
GRANTOR: SKINNER TRAVIS & MERR						
GRANTEE: LINK WILLIAM CLAUDE						
2537/0669	2/08/2022	WD	Q	I	01	125,000
GRANTOR: KNAGGE GERALD ROLAND						
GRANTEE: SKINNER TRAVIS & ME						

15169 SUTTON LN, HILLIARD

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

BUILDING NOTES

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	0810	CONCRETE A	0	0	10	36	360.00	SF	6.50	6.50	100	1985	1985	3	44	1,030	
2	0751	UOP	0	0	24	11	264.00	SF	10.00	10.00	100	1999	1999	3	26	686	
3	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	2000	2000	3	27	518	
4	0680	POLE SHED	0	0	24	16	384.00	SF	10.00	10.00	100	2000	2000	3	27	1,037	

BUILDING DIMENSIONS

BAS=[YR=1997] W77 S14 E77 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,271

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	0005	OR	0.00	0.00	3.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,300							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 3.01 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 07/30/2025 BY SYS