PT OF E1/2 OF NW1/4
IN OR 1476/1963
PARCELS 5-31 & 5-32

WILSON WILLIAM R/WILSON TONI R
3047 DOGWOOD LANE
HILLIARD, FL 32046

2025

15-2N-23-0000-0005-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

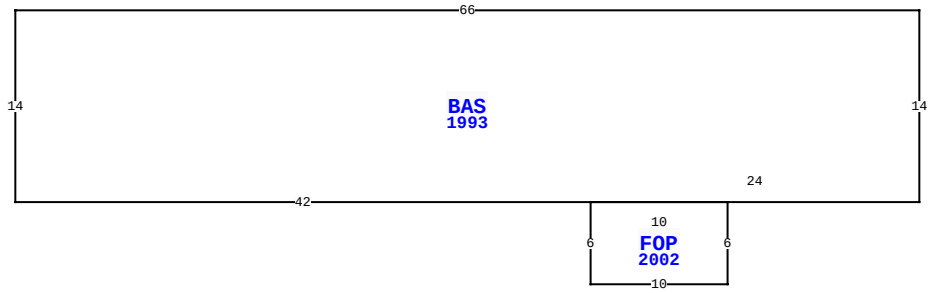
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,414
FOP	60	30	2002	18	495
TOTALS	984			942	25,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	942	114.6000	91.68	86,363	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 924 HX Base Yr 2008



3047 DOGWOOD LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,909
TOTAL MARKET OB/XF VALUE		984
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		71,893
SOH/AGL Deduction		48,489
ASSESSED VALUE		23,404
TOTAL EXEMPTION VALUE	HX HB	23,404
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		71,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1963	2/06/2007	WD	Q	I	01	100

GRANTOR: WILSON EARL & EVELENA
GRANTEE: WILSON WILLIAM R ET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E42 FOP=[YR=2002] S6 E10 N6 W10$ E24 N14$.

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	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1984	1984	3	20	360	
2	0350	CARPORT WD	0	100	24	10	240.00	SF	13.00	13.00	100	1984	1984	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 984

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/02/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS