S1/2 OF N1/2 OF W1/2 OF SW1/4
IN OR 912/1605
ESMT IN OR 389/430

STARKEY MICHELE A
2753 WHISPERING PINES LANE
HILLIARD, FL 32046

2025

15-2N-23-0000-0009-0040

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	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

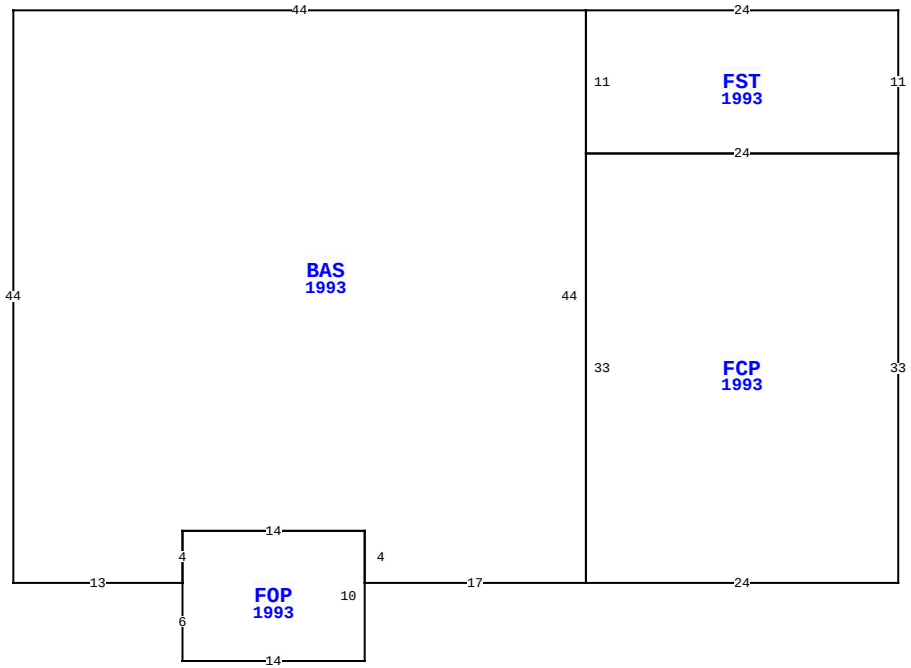
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1993	1,880	176,622
FCP	792	25	1993	198	18,602
FOP	140	30	1993	42	3,946
FST	264	55	1993	145	13,623
TOTALS	3,076			2,265	212,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	113.1900	113.19	256,375	1980	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1880 HX Base Yr 2000



2753 WHISPERING PINES LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/31/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,791
TOTAL MARKET OB/XF VALUE		15,700
TOTAL LAND VALUE - MARKET		320,500
TOTAL MARKET VALUE		279,948
SOH/AGL Deduction		148,436
ASSESSED VALUE		131,512
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		75,790
TOTAL JUST VALUE		548,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017704	REPAIR/RRF	18,770	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0912/1605	12/27/1999	WD	Q	I		235,000

GRANTOR: THOMAS CECIL J & LIND
GRANTEE: STARKEY GARY C & MI

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W44 S44 E13 FOP=[YR=1993] S6 E14 N10 W14 S4 $ N4 E14 S4 E17 FCP=[YR=1993] E24 N33 W24 S33 $ N44 $ S11 E24 N11 $.

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	0200	BARN WD 0-	0	100	40	43	1,720.00	SF	20.00	20.00	100	1970	1970	3	20	6,880	
2	0680	POLE SHED	0	100	29	30	870.00	SF	10.00	10.00	100	1991	1991	3	20	1,740	
3	0510	GARAGE WD-	0	100	18	40	720.00	SF	35.00	35.00	100	1980	1980	3	20	5,040	
4	0681	POLE SHED	0	100	10	40	400.00	SF	15.00	15.00	100	1980	1980	3	20	1,200	
5	0752	USP	0	100	14	20	280.00	SF	15.00	15.00	100	1993	1993	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	70.00	70.00	100							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
4	006100	A	PASTURE 2	0		OR	0.00	0.00	9.57	AC		1.00	1.00	1.00	355.00	355.00	3,397							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 10/27/2023 BY WWA Total Acres: 20.00 Total Land Value: 51,457 Market: 275,500 Agricultural: 6,457 Common: 45,000 PRINTED 07/30/2025 BY SYS