PT GOVT LOT 1 IN SEC 16-2N-23E
IN OR 2698/1269 (EX OR 2007/730)
(EX OR 2007/730)

MASTERS DIANE M
2449 CHOLERTON LN
HILLIARD, FL 32046

2025

16-2N-23-0000-0001-0080

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

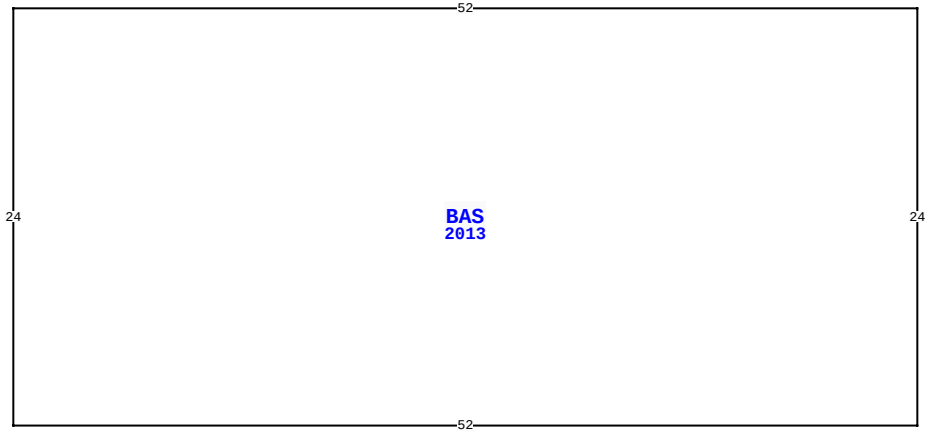
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2013	1,248	12,058
TOTALS	1,248			1,248	12,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,248	60.3900	48.31	60,291	1983	1983	0	0	10	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 1248 HX Base Yr



2496 CHOLERTON 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	12,058
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,058
SOH/AGL Deduction	0
ASSESSED VALUE	57,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,058
TOTAL JUST VALUE	57,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94506	MH MOVE-ON	20,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1269	2/29/2024	QC	U	I	11	100
GRANTOR: MASTER RALPH R II						
GRANTEE: MASTERS DIANE M						
2583/1840	4/30/2019	QC	U	I	11	100
GRANTOR: MASTER DIANE M						
GRANTEE: MASTERS RALPH R II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S24 E52 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/26/2022 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS