PT SECS 15 & 16-2N-23E
IN OR 2722/1796

BEAUDRY CHRISTOPHER M & BETHANY D
2595 CHOLERTON LANE
HILLIARD, FL 32046

2025

16-2N-23-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	CENTRAL 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	04	Quality Level 04

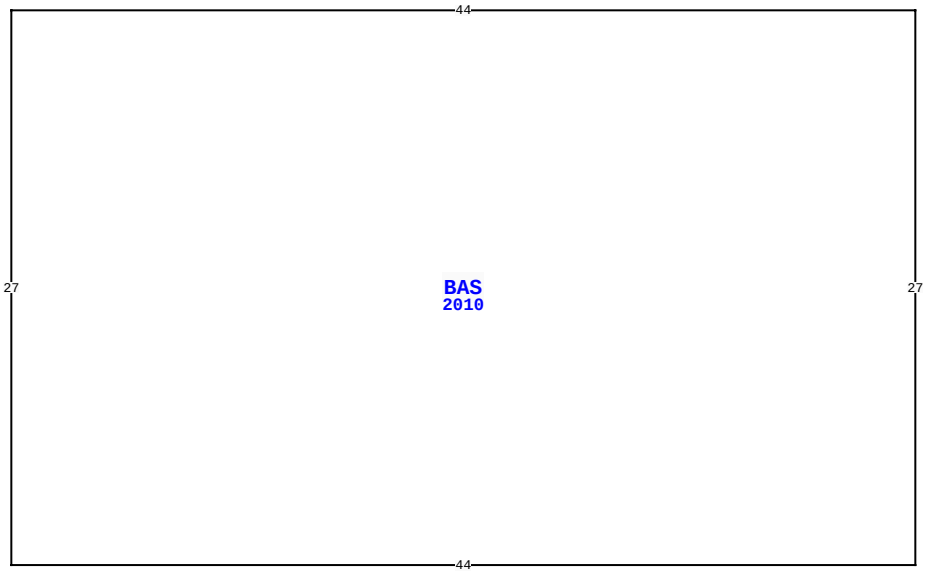
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2010	1,188	83,034
TOTALS	1,188			1,188	83,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	128.4800	109.21	129,741	2010	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 2025 Heated Area: 1188 HX Base Yr



2595 CHOLERTON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	99,468
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	197,468
SOH/AGL Deduction	0
ASSESSED VALUE	197,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,468
TOTAL JUST VALUE	197,468
NCON VALUE	16,434
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250002119	2025 M/H / LIVE O	0	02/28/2025
E22855	NEW CONSTR	0	08/01/2010
M15576	H/AC	0	08/01/2010
P14411	NEW CONSTR	0	08/01/2010
MH5299	MH MOVE-ON	0	08/01/2010
CO250006910			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2722/1796	6/28/2024	WD	U	I	30	215,000
GRANTOR: BEAUDRY ROBERT						
GRANTEE: BEAUDRY CHRISTOPHER						
2580/0137	7/25/2022	QC	U	I	11	100
GRANTOR: BEAUDRY NICHOLAS & ST						
GRANTEE: BEAUDRY ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E44 N27$.

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	2.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,000							

REVIEW DATE 06/03/2025 BY WW Total Acres: 2.80 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

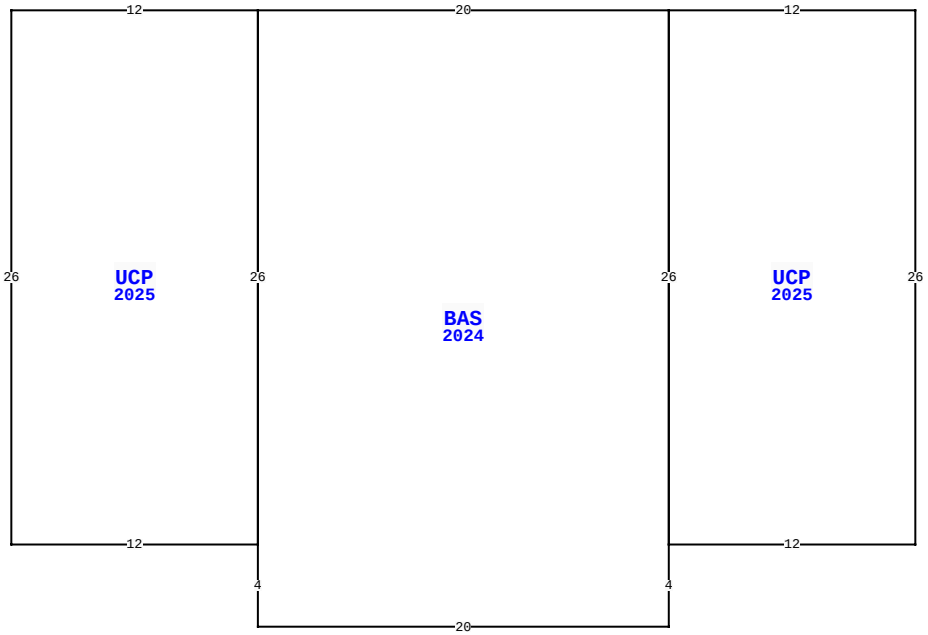
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,619
UCP	312	20	2025	62	1,407
UCP	312	20	2025	62	1,407
TOTALS	1,224			724	16,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	724	63.2500	23.40	16,942	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 2025 Heated Area: 600 HX Base Yr



2595 CHOLERTON LN, HILLIARD

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GRANTOR: BEAUDRY ROBERT						
GRANTEE: BEAUDRY CHRISTOPHER						
2580/0137	7/25/2022	QC	U	I	11	100
GRANTOR: BEAUDRY NICHOLAS & ST						
GRANTEE: BEAUDRY ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S26 S4 W20 N4 N26 $
UCP=[YR=2025;ORIG=70,36] E12 N26 W12 S26 $
UCP=[YR=2025;ORIG=38,10] E12 S26 W12 N26 $
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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

REVIEW DATE 06/03/2025 BY WW Total Acres: 2.80 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/30/2025 BY SYS