LOT 5
2003 MERT DW/MH
RIVER COUNTRY ESTATES PB 6/170

JAXSON RAY
2430 CHOLERTON LN
HILLIARD, FL 32046

2025

16-2N-23-1850-0005-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

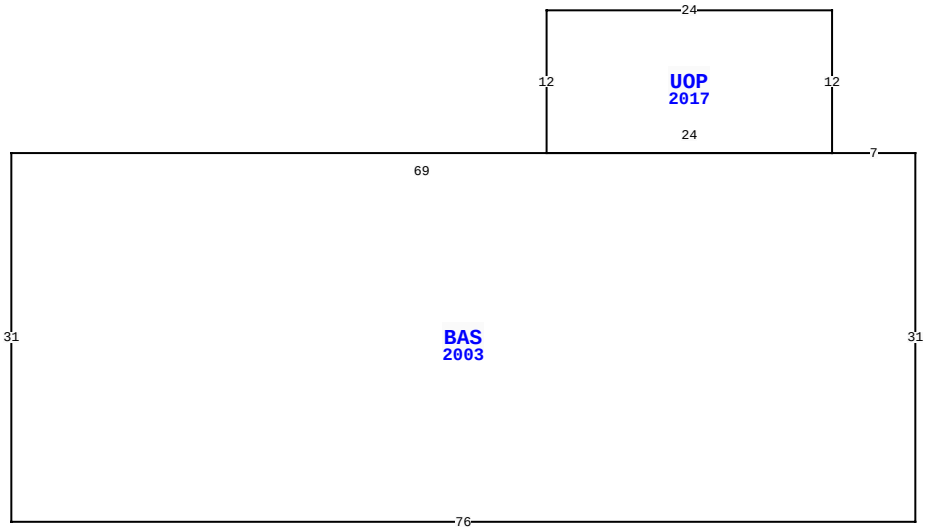
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2003	2,356	177,068
UOP	288	25	2017	72	5,411
TOTALS	2,644			2,428	182,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,428	147.3600	125.26	304,131	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2014 Heated Area: 2356 HX Base Yr 2014



2430 CHOLERTON LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,134
TOTAL MARKET OB/XF VALUE		3,816
TOTAL LAND VALUE - MARKET		155,880
TOTAL MARKET VALUE		365,830
SOH/AGL Deduction		225,542
ASSESSED VALUE		140,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,566
TOTAL JUST VALUE		365,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036449	NEW CONSTR	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/13/2013	CN	U	I	12	89,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: JAXSON RAY						
1844/1352	1/24/2013	WD	U	I	12	170,000
GRANTOR: LAY GREGORY S & DANA						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 UOP=[YR=2017] N12 W24 S12 E24$ W69 S31 E76 N31$.

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	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2004	2004	3	21	806	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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	0007	OR	0.00	0.00	4.33	AC		1.00	1.00	1.20	30,000.00	36,000.00	155,880							

REVIEW DATE 05/06/2020 BY TWA Total Acres: 4.33 Total Land Value: 155,880 Market: 0 Agricultural: 0 Common: 155,880 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

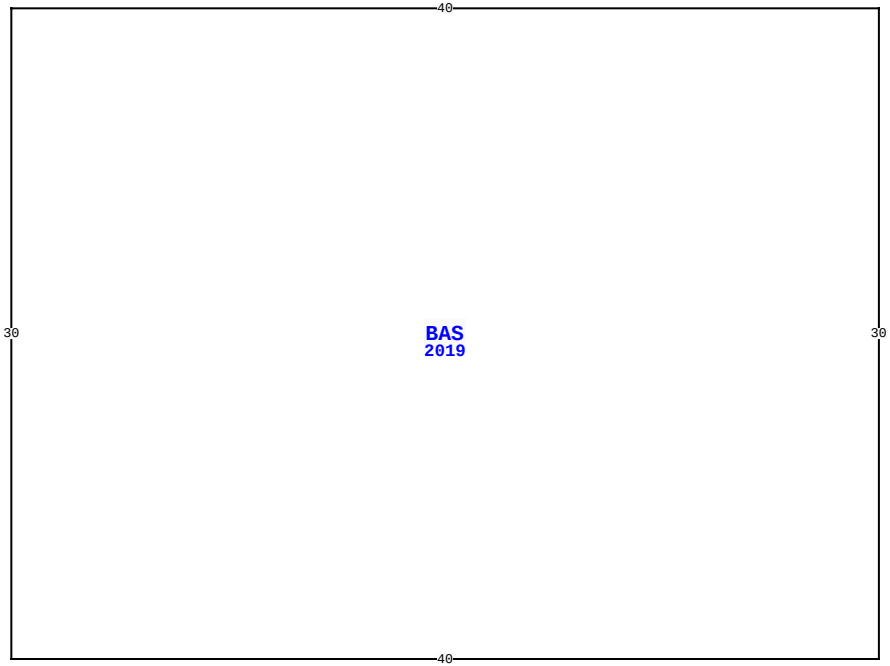
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	23,655
TOTALS	1,200			1,200	23,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2014 Heated Area: 1200 HX Base Yr 2014



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GRANTOR: LAY GREGORY S & DANA						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 N30$.

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 05/06/2020 BY TWA Total Acres: 4.33 Total Land Value: 155,880 Market: 0 Agricultural: 0 Common: 155,880 PRINTED 07/30/2025 BY SYS