PT SE1/4 SEC 18-4N-25E IN
OR 2537/1117

FOLLIETT JEREMY SCOTT & JENNIFER L
48125 BALD EAGLE PL
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

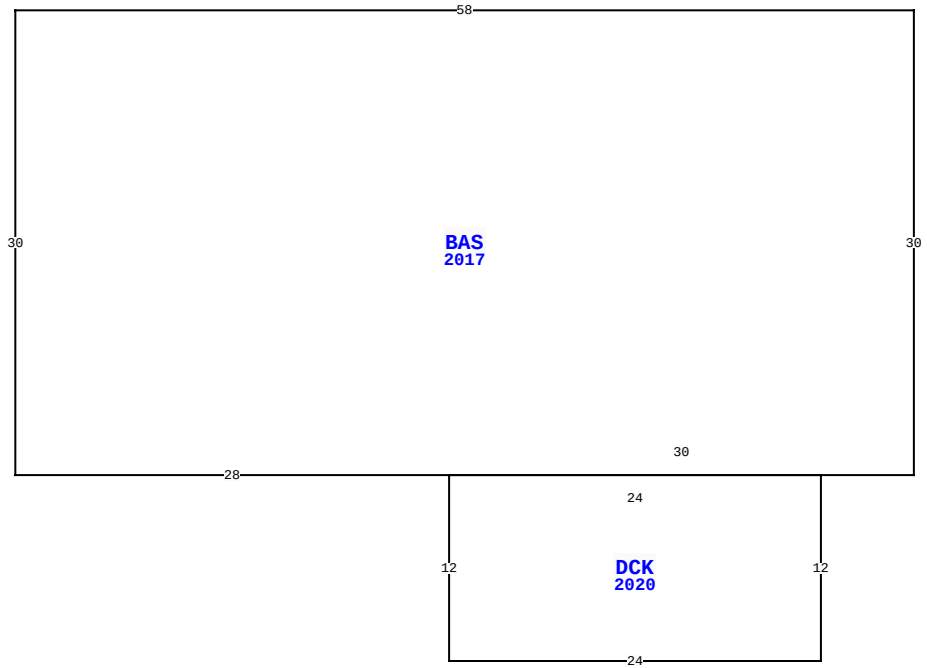
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2017	1,740	145,326
DCK	288	15	2020	43	3,591
TOTALS	2,028			1,783	148,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,783	115.6000	98.26	175,198	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2024 Heated Area: 1740 HX Base Yr 2024



48125 BALD EAGLE PL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,918
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,975
TOTAL MARKET VALUE		200,893
SOH/AGL Deduction		4,249
ASSESSED VALUE		196,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,922
TOTAL JUST VALUE		200,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002582	CO ISSUED	0	09/06/2017
17005282	MH MOVE-ON	0	09/06/2017
1702582	MH MOVE-ON	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1117	1/31/2022	WD	Q	I	01	183,700
GRANTOR: CRIBBS BRADLEY						
GRANTEE: FOLLIETT JEREMY SCO						
2114/0188	4/13/2017	WD	U	V	37	6,000
GRANTOR: PATE C WARNER & JEANN						
GRANTEE: CRIBBS BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W58 S30 E28 DCK=[YR=2020] S12 E24 N12 W24$ E30 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.97	AC		1.00	1.00	0.50	35,000.00	17,500.00	51,975							

REVIEW DATE 08/21/2020 BY KBP Total Acres: 2.97 Total Land Value: 51,975 Market: 0 Agricultural: 0 Common: 51,975 PRINTED 07/30/2025 BY SYS