PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 2776/1909
(EX PT IN WHITTAKER RD)

BAIN MICHAEL JUSTIN
48124 WHITTAKER LN
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0110

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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

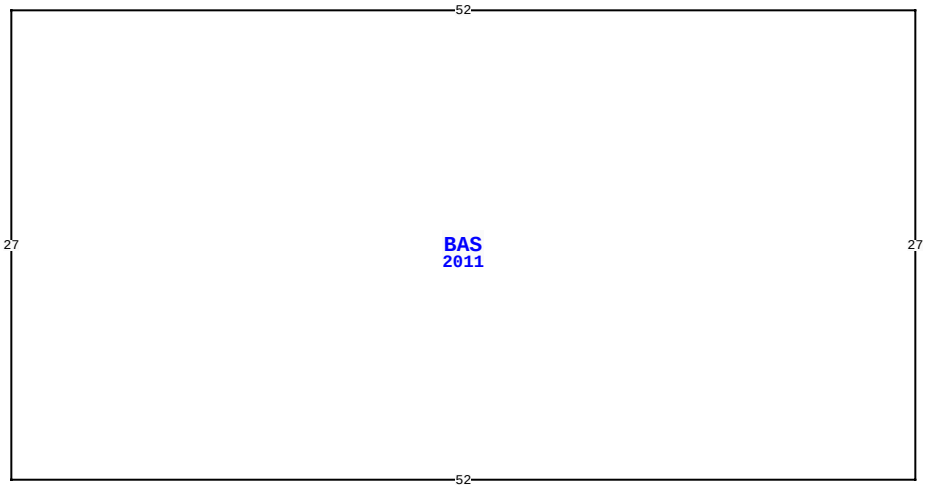
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2011	1,404	110,206
TOTALS	1,404			1,404	110,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.2600	109.02	153,064	2009	2014	0	0	0	28.00	72.00

2 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



48124 WHITTAKER RD, 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	145,281
TOTAL MARKET OB/XF VALUE	1,495
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	216,776
SOH/AGL Deduction	36,832
ASSESSED VALUE	179,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,944
TOTAL JUST VALUE	216,776
NCON VALUE	35,075
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5298	CO ISSUED	0	09/01/2010
M15605	H/AC	0	09/01/2010
P14410	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1909	3/26/2025	WD	Q	I	01	280,000
GRANTOR: HULS BRIAN & BRANDY						
GRANTEE: BAIN MICHAEL JUSTIN						
1793/0482	5/14/2012	WD	Q	I	01	92,500
GRANTOR: HADDOCK CARL SIDNEY &						
GRANTEE: HULS BRIAN & BRANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S27 E52 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
2	0350	CARPORT WD	0	0	25	23	575.00	SF	13.00	13.00	100	2000	2000	3	20	1,495	

LAND DESCRIPTION

TOTAL OB/XF 1,495

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/02/2019 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SW1/4 OF
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(EX PT IN WHITTAKER RD)

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48124 WHITTAKER LN
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Interior Kitch	05	NEW N/A 0
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

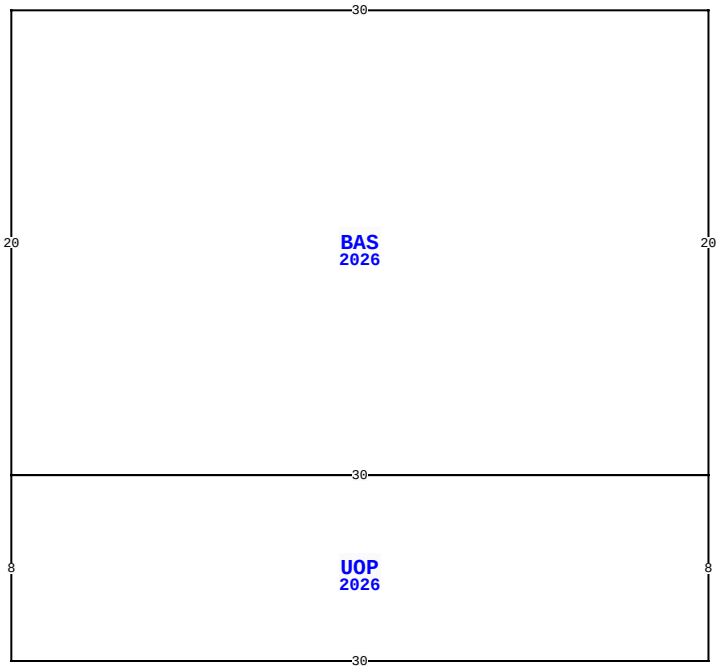
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2026	600	32,477
UOP	240	20	2026	48	2,598
TOTALS	840			648	35,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	648	72.9000	72.90	47,239	1950	1950	0	0	0	25.75	74.25

3 SINGLE FAM – 0% - 2025 Heated Area: 600 HX Base Yr



48124 WHITTAKER RD, HILLIARD

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1793/0482	5/14/2012	WD	Q	I	01	92,500
GRANTOR: HADDOCK CARL SIDNEY &						
GRANTEE: HULS BRIAN & BRANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E30 S20 W30 N20 $
UOP=[YR=2026;ORIG=10,30] E30 S8 W30 N8 $
.

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 12/02/2019 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS