PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 786/1054 &
OR 818/1776 (EX PT IN

WHITTAKER CHARLES E JR/PHILLIPS DEBORAH W
4891 WHITTAKER ROAD
HILLIARD, FL 32046

2025

18-4N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

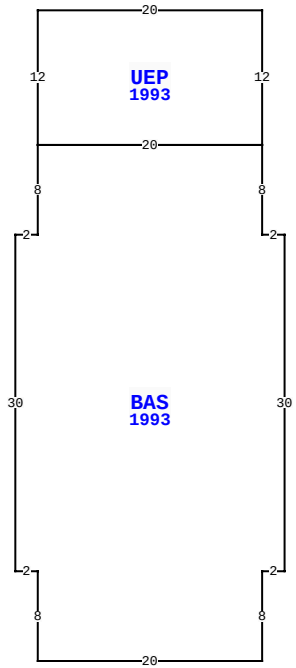
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	39,560
UEP	240	60	1993	144	5,477
TOTALS	1,280			1,184	45,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	71.1000	71.10	84,182	1971	1971	0	0	0	46.50	53.50

1 SINGLE FAM – 50% - 1999 Heated Area: 1040 HX Base Yr 1999



4891 WHITTAKER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,046
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		145,550
TOTAL MARKET VALUE		202,596
SOH/AGL Deduction		50,517
ASSESSED VALUE		152,079
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		127,079
TOTAL JUST VALUE		202,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1776	1/07/1998	QC	Q	I	06	100
GRANTOR: WHITTAKER MARY HELEN						
GRANTEE: PHILLIPS DEBORAH &						
0786/1054	3/07/1997	QC	Q	I	01	100
GRANTOR: WHITTAKER CHARLES E						
GRANTEE: WHITTAKER CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W20 S12 BAS=[YR=1993] S8 W2 S30 E2 S8 E20 N8 E2 N30 W2 N8 W20$ E20 N12$.

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	50	0005	OR	0.00	0.00	7.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	142,350							
2	009605	C	WETLANDS	100		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,200							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 10.50 Total Land Value: 145,550 Market: 0 Agricultural: 0 Common: 145,550 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 786/1054 &
OR 818/1776 (EX PT IN

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4891 WHITTAKER ROAD
HILLIARD, FL 32046

2025

18-4N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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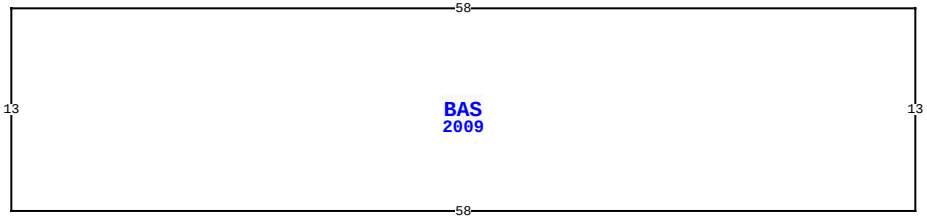
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	754	100	2009	754	12,009
TOTALS	754			754	12,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	754	66.3600	53.09	40,030	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1999 Heated Area: 754 HX Base Yr 1999



4891 WHITTAKER RD, HILLIARD

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GRANTEE: PHILLIPS DEBORAH &						
0786/1054	3/07/1997	QC	Q	I	01	100
GRANTOR: WHITTAKER CHARLES E						
GRANTEE: WHITTAKER CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W58 S13 E58 N13$.

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 KBA Total Acres: 10.50 Total Land Value: 145,550 Market: 0 Agricultural: 0 Common: 145,550 PRINTED 07/30/2025 BY SYS