

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
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	5400 TIMBERLAND 90+	
MAP NUM	MKT AREA	05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	962	100
UOP	156	20
TOTALS	1,118	993

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
1												1 SINGLE FAM - 0% - 2024																	
												Heated Area: 962	HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>DC</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td></td> <td>06/18/2024</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	DC				05/13/2025		06/18/2024		
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			05/13/2025		06/18/2024																								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			384,495
TOTAL MARKET VALUE			133,427
SOH/AGL Deduction			0
ASSESSED VALUE			133,427
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,427
TOTAL JUST VALUE			384,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22478	ELEC OTHER	0	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/500	12/04/2023	TD	Q	I	01	475,000
GRANTOR: MCCARTY VERNON & LOUI						
GRANTEE: KELLY SEAN						
2477/0845	6/04/2021	WD	U	I	11	100
GRANTOR: MCCARTY VERNON & LOUI						
GRANTEE: MCCARTY VERNON & LO						

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
48156 WHITTAKER RD, HILLIARD																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S37 UOP=[YR=1993] S6 E26 N6W26\$ E26 N37\$ .									

LAND DESCRIPTION										TOTAL OB/XF														
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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							
2	009530	C	POND	0		OR			1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	685.00	685.00	18,495							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	225.00	225.00	5,175							
5	006000	A	PASTURE - HA	0					23.70	AC		1.00	1.00	1.00	370.00	370.00	8,769							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	73.70	AC		1.00	1.00	0.70	5,500.00	3,850.00	283,745							