

WILHITE KIMBERLY/KRAUSSLACH JOHN
553850 US HWY 1
HILLIARD, FL 32046

2025

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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 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	1,296	100	2007	1,296	110,389
UOP	264	25	2020	66	5,622

TOTALS	1,560			1,362	116,011
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,362	147.3600	125.26	170,604	1999	2012	0	0	32.00	68.00

1 M/H 94+ - 100% - 2020

Heated Area: 1296

HX Base Yr 2020

22 12 3 22 24 27 48 48 12

UOP 2020

BAS 2007

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		116,011	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		162,811	
SOH/AGL Deduction		42,495	
ASSESSED VALUE		120,316	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		69,594	
TOTAL JUST VALUE		162,811	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003179	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0058	5/03/2019	SW	Q	I	01	125,000

GRANTOR: RAYNEY DAY HOLDINGS L

GRANTEE: WILHITE IMBERLY & K

2236/1111	10/09/2018	SW	U	I	12	49,700
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GRANTOR: US BANK NATIONAL ASSO

GRANTEE: RAYNEY DAY HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S3 UOP=[YR=2020] W12 S22 E12 N22\$ S24 E48 N27\$.

LAND DESCRIPTION

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	0004	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE	06/24/2022	BY	DJ	Total Acres: 1.04	Total Land Value: 46,800	Market: 0	Agricultural: 0	Common: 46,800	PRINTED 07/30/2025 BY SYS
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