IN OR 658/357 & OR 811/958
PARCELS 6-9 6-15 6-8 & 7-1
R568202 & R568203

WILLMOTT DARLA
48177 NASSAU WAY
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

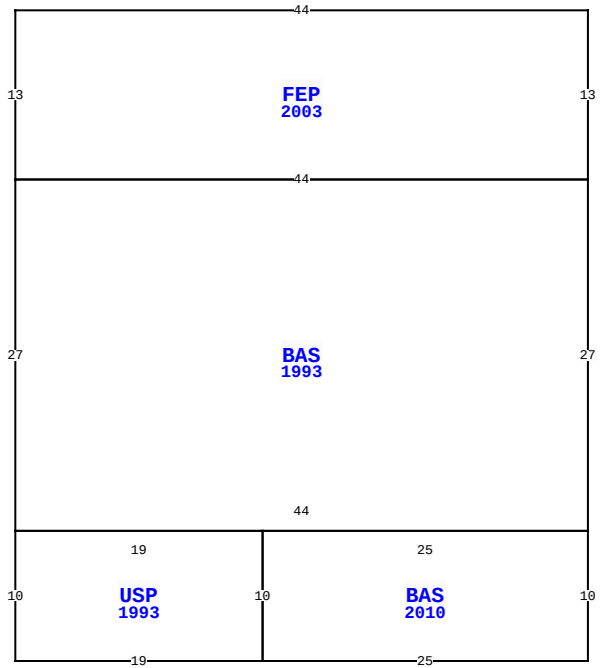
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,188	100	1993	1,188	33,416
BAS	250	100	2010	250	7,032
FEP	572	85	2003	486	13,670
USP	190	50	1993	95	2,672
TOTALS	2,200			2,019	56,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,019	117.2000	93.76	189,301	1992	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1924 HX Base Yr 2018



48177 NASSAU WAY, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,298
TOTAL MARKET OB/XF VALUE		71,650
TOTAL LAND VALUE - MARKET		535,020
TOTAL MARKET VALUE		610,912
SOH/AGL Deduction		114,867
ASSESSED VALUE		496,045
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		440,323
TOTAL JUST VALUE		1,016,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011894	CO ISSUED	0	02/11/2020
19011894	MH MOVE-ON	0	11/14/2019
19005349	DEMOLITION	0	06/01/2019
E18985	ELEC OTHER	3,500	04/01/2007
M12749	MECH OTHER	0	03/01/2007
B19182	NEW CONSTR	220,000	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0658/0357	5/13/1992	WD	Q	I		50,000
GRANTOR: PORTIER JUDY C						
GRANTEE: WILLMOTT EDWARD & D						
0620/1043	3/06/1991	CT	U	I	14	500
GRANTOR: HARTLEY ROGER & G S						
GRANTEE: PORTIER JUDY C						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W44 S13 BAS=[YR=1993] S27 USP=[YR=1993] S10 E19 BAS=[YR=2010] E25 N10 W25 S10$ N10 W19$ E44 N27 W44$ E44 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
1	0940	SHEDS/PORT	0	100	10	11	110.00	SF	20.10	20.10	100	1970	1970	3	20	442	
2	0940	SHEDS/PORT	0	100	19	10	190.00	SF	21.30	21.30	100	1995	1995	3	20	809	
3	0681	POLE SHED	0	100	19	7	133.00	SF	15.00	15.00	100	1995	1995	3	20	399	
4	0510	GARAGE WD-	0	100	39	30	1,170.00	SF	19.60	19.60	100	1998	1998	3	25	5,733	
5	0510	GARAGE WD-	0	100	26	30	780.00	SF	28.00	28.00	100	1997	1997	3	24	5,242	
6	0510	GARAGE WD-	0	100	16	20	320.00	SF	19.60	19.60	100	1998	1998	3	25	1,568	
7	0680	POLE SHED	0	100	14	30	420.00	SF	10.00	10.00	100	1997	1997	3	24	1,008	
8	0680	POLE SHED	0	100	32	16	512.00	SF	10.00	10.00	100	1999	1999	3	26	1,331	
9	0681	POLE SHED	0	100	32	16	512.00	SF	15.00	15.00	100	2000	2000	3	27	2,074	
10	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	1999	1999	3	26	4,368	

TOTAL OB/XF 22,974

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	47.62	AC		1.00	1.00	1.00	225.00	225.00	10,714							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	500.00	500.00	750							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	49.12	AC		1.00	1.00	1.00	8,500.00	8,500.00	417,520							

REVIEW DATE 07/01/2020 BY KB Total Acres: 53.12 Total Land Value: 128,964 Market: 417,520 Agricultural: 11,464 Common: 117,500 PRINTED 07/30/2025 BY SYS

IN OR 658/357 & OR 811/958
PARCELS 6-9 6-15 6-8 & 7-1
R568202 & R568203

WILLMOTT DARLA
48177 NASSAU WAY
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

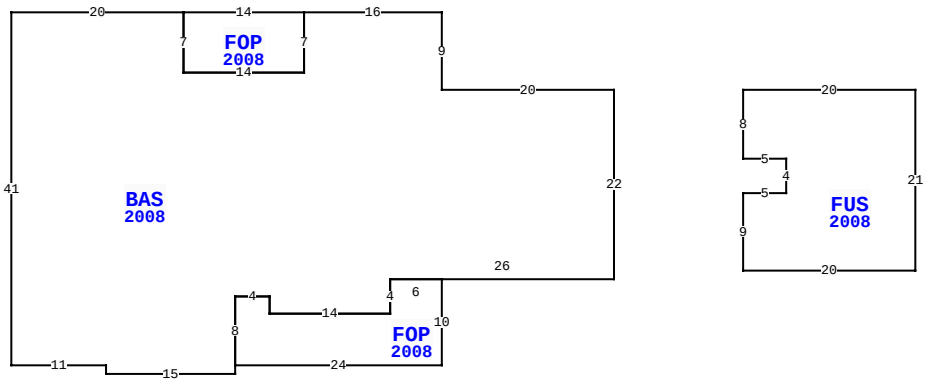
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2008	2,231	290,703
FOP	98	30	2008	29	3,779
FOP	176	30	2008	53	6,906
FUS	400	100	2008	400	52,121
TOTALS	2,905			2,713	353,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,713	112.1760	148.07	401,714	2008	2008	0	0	0	12.00	88.00

3 SNGL FAM – 100% - 2018 Heated Area: 2631 HX Base Yr 2018



48177 NASSAU WAY, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,298
TOTAL MARKET OB/XF VALUE		71,650
TOTAL LAND VALUE - MARKET		535,020
TOTAL MARKET VALUE		610,912
SOH/AGL Deduction		114,867
ASSESSED VALUE		496,045
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		440,323
TOTAL JUST VALUE		1,016,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19182	CO ISSUED	0	12/01/2006
P11905	OTHER	0	12/01/2006
R09956	REPAIR/RRF	4,500	12/01/2006
8910	MH MOVE-ON	24,000	05/28/1992
8034	MH MOVE-ON	18,000	01/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0658/0357	5/13/1992	WD	Q	I		50,000
GRANTOR: PORTIER JUDY C						
GRANTEE: WILLMOTT EDWARD & D						
0620/1043	3/06/1991	CT	U	I	14	500
GRANTOR: HARTLEY ROGER & G S						
GRANTEE: PORTIER JUDY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 N9 W16 FOP=[YR=2008] W14 S7 E14 N7$ S7 W14 N7 W20 S41 E11 S1 E15 N1 FOP=[YR=2008] E24 N10 W6 S4 W14 N2 W4 S8$ N8 E4 S2 E14 N4 E26 N22$ PTR=E15 FUS=[YR=2008] E20 S21 W20 N9 E5 N4 W5 N8$ W15$.

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
11	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2002	2002	3	20	468	
12	0811	CONCRETE B	0	100	0	0	533.00	SF	5.20	5.20	100	2004	2004	3	83	2,300	
13	0350	CARPORT WD	0	100	30	46	1,380.00	SF	13.00	13.00	100	1983	1983	3	20	3,588	
14	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1997	1997	3	20	7,650	
15	0910	SCRN RM L	0	100	30	42	1,260.00	SF	15.00	15.00	100	1997	1997	3	20	3,780	
16	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	1997	1997	3	72	4,176	
17	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00	40.00	100	1990	1990	3	20	1,280	
18	0681	POLE SHED	0	100	30	28	840.00	SF	15.00	15.00	100	2002	2002	3	29	3,654	
19	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	2004	2004	3	83	777	
20	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	

TOTAL OB/XF 29,493

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

REVIEW DATE 07/01/2020 BY KB Total Acres: 53.12 Total Land Value: 128,964 Market: 417,520 Agricultural: 11,464 Common: 117,500 PRINTED 07/30/2025 BY SYS

IN OR 658/357 & OR 811/958
PARCELS 6-9 6-15 6-8 & 7-1
R568202 & R568203

WILLMOTT DARLA
48177 NASSAU WAY
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,298
TOTAL MARKET OB/XF VALUE		71,650
TOTAL LAND VALUE - MARKET		535,020
TOTAL MARKET VALUE		610,912
SOH/AGL Deduction		114,867
ASSESSED VALUE		496,045
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		440,323
TOTAL JUST VALUE		1,016,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0658/0357	5/13/1992	WD	Q	I		50,000
GRANTOR: PORTIER JUDY C						
GRANTEE: WILLMOTT EDWARD & D						
0620/1043	3/06/1991	CT	U	I	14	500
GRANTOR: HARTLEY ROGER & G S						
GRANTEE: PORTIER JUDY C						

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	2007	2007	3	27	1,485	
22	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20	5.20	100	2007	2007	3	87	3,701	
23	0200	BARN WD 0-	0	100	16	16	256.00	SF	15.00	15.00	100	2009	2009	3	52	1,997	
24	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
25	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,183

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 07/01/2020 BY KB Total Acres: 53.12 Total Land Value: 128,964 Market: 417,520 Agricultural: 11,464 Common: 117,500 PRINTED 07/30/2025 BY SYS