PT OF NE1/4 OF NE1/4
A/K/A TRACT B
IN OR 2739/696

BROOKS SABRINA
15370 WILKINSON LN
HILLIARD, FL 32046

2025

22-2N-23-0000-0001-0100

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 100
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

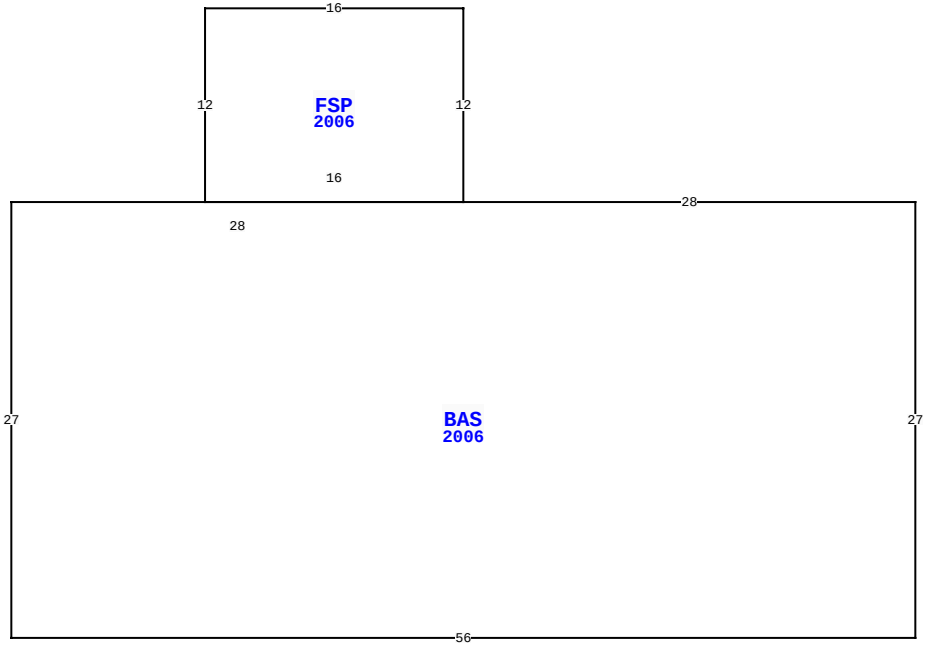
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	83,486
FSP	192	60	2006	115	6,350
TOTALS	1,704			1,627	89,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	116.0000	98.60	160,422	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 2025 Heated Area: 1512 HX Base Yr



15370 WILKINSON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,836
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,855
TOTAL MARKET VALUE	202,691
SOH/AGL Deduction	0
ASSESSED VALUE	202,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,691
TOTAL JUST VALUE	202,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4840	MH MOVE-ON	0	10/19/2006
E18012	ELEC OTHER	0	09/01/2006
M12013	MECH OTHER	0	09/01/2006
P11550	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/696	9/20/2024	WD	Q	I	01	210,000
GRANTOR: WARTON SABRINA A						
GRANTEE: BROOKS SABRINA						
2444/1436	3/16/2021	QC	U	I	11	100
GRANTOR: EARLE AUSTIN L						
GRANTEE: WARTON SABRINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28FSP=[YR=2006] N12W16S12E16$W28S27E56N27$.

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	0	0007	OR	0.00	0.00	4.21	AC		1.00	0.85	0.85	30,000.00	25,500.00	107,355							
2	009605	C	WETLANDS	0		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,500							

REVIEW DATE 03/26/2025 BY WWA Total Acres: 9.71 Total Land Value: 112,855 Market: 0 Agricultural: 0 Common: 112,855 PRINTED 07/30/2025 BY SYS