PT OF SEC 22-4N-23E
IN OR 2560/1553

HANSEN CAMERON C & PAULINE M
18133 TETON WAY
HILLIARD, FL 32046

2025

22-4N-23-0000-0003-0070

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

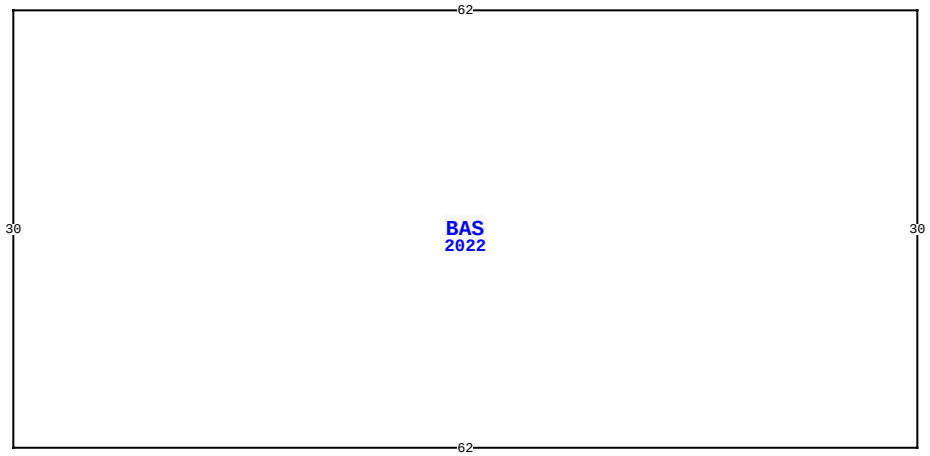
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2022	1,860	180,968
TOTALS	1,860			1,860	180,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	116.8000	99.28	184,661	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1860 HX Base Yr 2023



18133 TETON WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,968
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		250,968
SOH/AGL Deduction		43,987
ASSESSED VALUE		206,981
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,259
TOTAL JUST VALUE		250,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012139	CO ISSUED	0	08/09/2022
22007068	MH MOVE-ON	0	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1553	4/29/2022	QC	U	V	11	100
GRANTOR: HANSEN CAMERON C & PA						
GRANTEE: HANSEN CAMERON C &						
2552/1782	4/06/2022	QC	U	V	11	100
GRANTOR: HANSEN GILBERT L & CO						
GRANTEE: HANSEN CAMERON CHAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=2,0] W62 S30 E62 N30 $
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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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 09/27/2022 BY WW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS