LOT 51
(EX PT IN OR 1008/1984 &
OR 2482/89)

CHANEY RONNIE D & MALLASSIE L
28079 CHANEY DRIVE
HILLIARD, FL 32046

2025

23-4N-23-2020-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

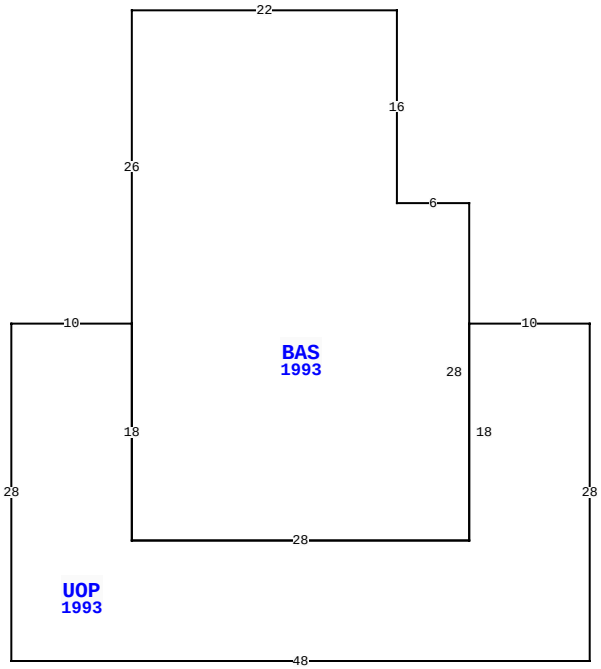
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,136	100	1993	1,136	96,098
UOP	840	20	1993	168	14,212
TOTALS	1,976			1,304	110,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	101.9200	101.92	132,904	1970	1985	0	0	0	17.00	83.00

2 SINGLE FAM – 100% - 0 Heated Area: 1136 HX Base Yr



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

28079 CHANEY DR, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,310
TOTAL MARKET OB/XF VALUE		6,777
TOTAL LAND VALUE - MARKET		146,400
TOTAL MARKET VALUE		263,487
SOH/AGL Deduction		169,515
ASSESSED VALUE		93,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,250
TOTAL JUST VALUE		263,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0666/1020	9/11/1992	WD	Q	I	01	15,000
GRANTOR: CHANEY WM & SHIRLEY						
GRANTEE: CHANEY RONNIE & M L						
0083/0340	1/01/1967	TA	U	I		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S26 UOP=[YR=1993] W10 S28 E48 N28 W10 S18 W28 N18$ S18 E28 N28 W6 N16$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0940	SHEDS/PORT	0	100	18	16	288.00	SF	20.10	20.10	100	1960	1960	3	20	1,158	
3	0350	CARPORT WD	0	100	42	39	1,638.00	SF	13.00	13.00	100	1950	1950	3	20	4,259	

LAND DESCRIPTION

TOTAL OB/XF 6,777

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	0005	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	146,400							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.88 Total Land Value: 146,400 Market: 0 Agricultural: 0 Common: 146,400 PRINTED 07/30/2025 BY SYS