PT OF SE1/4 OF NW1/4
IN OR 489 PG 990
ESMT OR 532/705

WHIPP CAROLYN J
54112 PARKS ROAD
CALLAHAN, FL 32011

2025

25-2N-23-0000-0005-0040

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

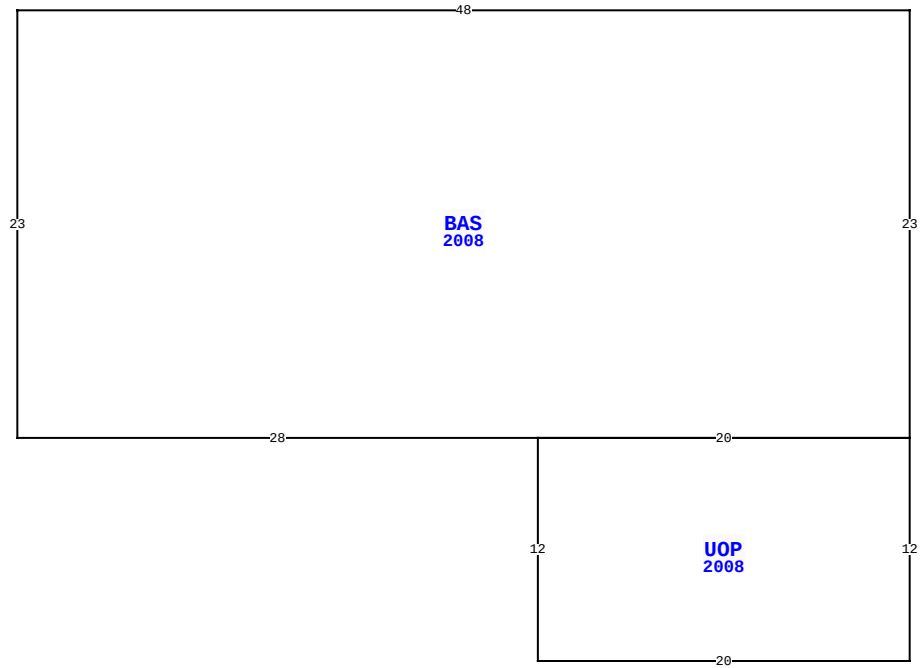
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2008	1,104	31,000
UOP	240	25	2008	60	1,685
TOTALS	1,344			1,164	32,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,164	117.0000	93.60	108,950	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



19901 NOLAN JONES RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,685
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,184
TOTAL MARKET VALUE	112,869
SOH/AGL Deduction	32,300
ASSESSED VALUE	80,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,569
TOTAL JUST VALUE	112,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7377	MH MOVE-ON	22,000	07/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S23 E28 UOP=[YR=2008] S12 E20 N12 W20$ E20 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	5.14	AC		1.00	1.00	0.80	19,500.00	15,600.00	80,184							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.14 Total Land Value: 80,184 Market: 0 Agricultural: 0 Common: 80,184 PRINTED 07/30/2025 BY SYS