SE1/4 OF NW1/4
IN OR 2737/184

**WILKINSON JOHN & SHERI**
4000 HASSELL LN
HILLIARD, FL 32046

**2025**

**26-2N-23-0000-0005-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

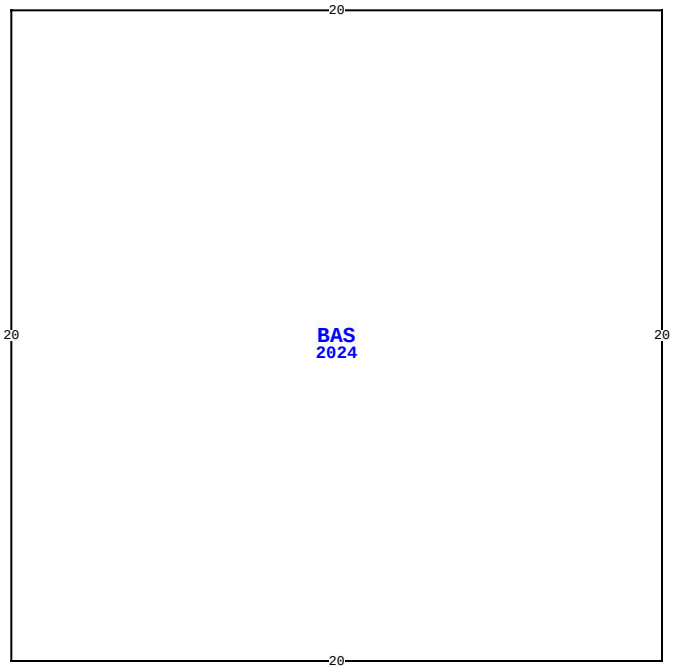
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 08 | METAL STUD 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5901 | HARDWOOD SI 70-79 |
| 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 | 400 | 100 | 2024 | 400 | 8,059 |
| TOTALS | 400 | | | 400 | 8,059 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 400 | 55.0000 | 20.35 | 8,140 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

1 GARAGE RES – 0% - 2024 Heated Area: 400 HX Base Yr




4000 HASSELL LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 01/30/2024 DC |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 8,059 |
| TOTAL MARKET OB/XF VALUE | 24,818 |
| TOTAL LAND VALUE - MARKET | 183,005 |
| TOTAL MARKET VALUE | 45,153 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 45,153 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,153 |
| TOTAL JUST VALUE | 215,882 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 334,443 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E007277 | XFOB | 0 | 09/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2737/184 | 9/03/2024 | TD | U | I | 16 | 200,000 |
| GRANTOR: DUNN AVENUE TRUST | | | | | | |
| GRANTEE: WILKINSON JOHN & SH | | | | | | |
| 2632/1069 | 4/12/2023 | WD | Q | I | 01 | 400,000 |
| GRANTOR: CONNER GERALD R | | | | | | |
| GRANTEE: WILKINSON JOHN & SH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E20 S20 W20 N20 $
.

### 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2000 | 2000 | 3 | 100 | 6,000 | |
| 2 | 0351 | CARPORT MT | 0 | 0 | 17 | 20 | 340.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 97 | 3,298 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 60 | 20 | 1,200.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 97 | 11,640 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 97 | 3,880 | |

### LAND DESCRIPTION

TOTAL OB/XF 24,818

| 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 | 005901 | A | HARDWOOD SI | 0 | | OR | | | 20.46 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 4,604 | | | | | | | |
| 2 | 006005 | A | PASTURE - GR | 0 | | OR | | | 20.30 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 7,511 | | | | | | | |
| 3 | 005970 | A | AGRICULTURAL | 0 | | OR | | | 2.30 | AC | | 1.00 | 1.00 | 1.00 | 70.00 | 70.00 | 161 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | | | 43.06 | AC | | 1.00 | 1.00 | 0.50 | 8,500.00 | 4,250.00 | 183,005 | | | | | | | |

REVIEW DATE 01/30/2024 BY DC Total Acres: 43.06 Total Land Value: 12,276 Market: 183,005 Agricultural: 12,276 Common: 0 PRINTED 07/30/2025 BY SYS