PT GOVT LOTS 2 & 3
IN OR 2215/1279
EX PARCEL 4-1 4-2 & 4-4

CARTER KAREN
19526 CHANCE LANE
HILLIARD, FL 32046

2025

28-2N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

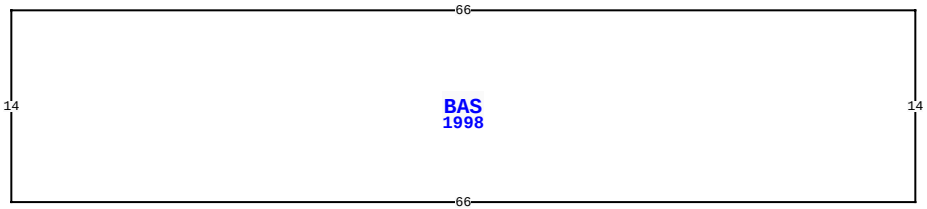
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1998	924	21,866
TOTALS	924			924	21,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.6000	78.88	72,885	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,866
TOTAL MARKET OB/XF VALUE		715
TOTAL LAND VALUE - MARKET		239,119
TOTAL MARKET VALUE		261,700
SOH/AGL Deduction		1,517
ASSESSED VALUE		260,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,461
TOTAL JUST VALUE		261,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982130	MH MOVE-ON	0	03/01/1998
7175	MH MOVE-ON	30,000	03/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1279	7/31/2018	WD	Q	I	01	130,000
GRANTOR: WELLWOOD CAPITAL LLC						
GRANTEE: CARTER KAREN						
2184/1117	3/16/2018	WD	Q	I	01	100,000
GRANTOR: BOUCHARD LILLIAN E						
GRANTEE: WELLWOOD CAPITAL LL						

19526 CHANCE LN, HILLIARD

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

BUILDING NOTES

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	0680	POLE SHED	0	100	6	8	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
2	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	1996	1996	3	23	331	
3	1242	WD DECK A	0	100	16	9	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 715

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	5.45	AC		1.00	1.00	2.25	19,500.00	43,875.00	239,119							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.45 Total Land Value: 239,119 Market: 0 Agricultural: 0 Common: 239,119 PRINTED 07/30/2025 BY SYS