PT OF GOVT LOT 3
IN OR 2707/533

HYATT JAMES DAVID III/MANDERS LYDIA N
19474 CHANCE LANE
HILLIARD, FL 32046

2025

28-2N-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

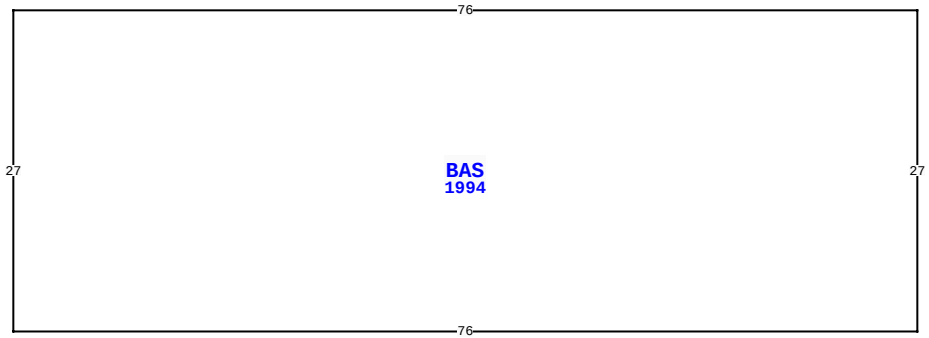
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1994	2,052	37,186
TOTALS	2,052			2,052	37,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,052	106.6000	90.61	185,932	1994	1994	0	0	10	70.00	20.00

1 M/H 94+ – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



19474 CHANCE LN, 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		37,186
TOTAL MARKET OB/XF VALUE		17,051
TOTAL LAND VALUE - MARKET		219,375
TOTAL MARKET VALUE		273,612
SOH/AGL Deduction		102,182
ASSESSED VALUE		171,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,708
TOTAL JUST VALUE		273,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/533	4/17/2024	WD	U	I	30	75,000
GRANTOR: HYATT JAMES D III						
GRANTEE: HYATT JAMES DAVID I						
2408/1401	11/16/2020	WD	Q	I	01	183,400
GRANTOR: RUBY NANCY M						
GRANTEE: HYATT JAMES D III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S27 E76 N27$.

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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1993	1993	3	20	480	
2	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1998	1998	3	25	1,200	
3	0812	CONCRETE C	0	100	0	0	1,127.00	SF	4.00	4.00	100	2010	2010	3	90	4,057	
4	0350	CARPORT WD	0	100	29	27	783.00	SF	13.00	13.00	100	2010	2010	3	40	4,072	
5	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	100	2010	2010	3	40	1,632	
6	0681	POLE SHED	0	100	25	13	325.00	SF	15.00	15.00	100	2010	2010	3	56	2,730	
7	0754	FOP	0	100	20	12	240.00	SF	30.00	30.00	100	2010	2010	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 17,051

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	5.00	AC		1.00	1.00	2.25	19,500.00	43,875.00	219,375							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.00 Total Land Value: 219,375 Market: 0 Agricultural: 0 Common: 219,375 PRINTED 07/30/2025 BY SYS