

LOT 2 & W1/2 LOT 11 &
UNDEVELOPED R/W'S IN
OR 2109/1475 & ESMTS IN

QUELETTE RANDY J/WESTER TABATHA G
48177 STONEWALL DR
HILLIARD, FL 32046

2025

29-4N-25-4210-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4																										
Exterior Wall	20	FACE BRICK 100	0900	01	3,046	97.0140	128.06	390,071	1993	1999	0	0	0	18.75	81.25	VALUATION SUMMARY																										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018														Heated Area: 2764																									
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018																									
Interior Wall	05	DRYWALL 100															VALUATION BY																									
Interior Floo	12	HARDWOOD 60															Tax Group: 4													Tax Dist:												
Interior Floo	14	CARPET 40															BUILDING MARKET VALUE													316,933												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE													50,763												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET													232,500												
Bedrooms		5 100															TOTAL MARKET VALUE													600,196												
Bathrooms		3 100															SOH/AGL Deduction													295,714												
Frame	02	WOOD FRAME 100															ASSESSED VALUE													304,482												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE													HX HB 50,722												
Units	0	0 100															BASE TAXABLE VALUE													253,760												
Occupancy	00	NONE 100	TOTAL JUST VALUE													600,196																										
			NCON VALUE													0																										
			INCOME VALUE																																							
			PREVIOUS YEAR MKT VALUE													581,637																										
Quality			02	Quality Level 02																																						
DOR CODE			0100	SINGLE FAMILY																																						
MAP NUM				MKT AREA		05																																				
NEIGHBORHOOD/LOC			5001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,643	100	1993	1,643	170,952																																					
BAS	1,121	100	2006	1,121	116,638																																					
FOP	374	30	2006	112	11,654																																					
FSP	424	40	2006	170	17,688																																					
TOTALS	3,562			3,046	316,933																																					
EXTRA FEATURES						48177 STONEWALL DR, HILLIARD																																				
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																									
1	0200	BARN WD 0-	0	100	30	30	900.00	SF	20.00	20.00	100	1985	1985	3	20	3,600																										
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480																										
3	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1998	1998	3	20	1,248																										
4	0810	CONCRETE A	0	100	13	18	234.00	SF	6.50	6.50	100	1998	1998	3	73	1,110																										
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695																										
6	0681	POLE SHED	0	100	28	14	392.00	SF	15.00	15.00	100	2002	2002	3	29	1,705																										
7	1127	BRICK 8"	0	100	14	3	42.00	SF	5.50	5.50	100	2006	2006	3	96	222																										
8	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2006	2006	3	86	179																										
9	0820	WOOD WALK	0	100	58	3	174.00	SF	11.75	11.75	100	2005	2005	3	40	818																										
10	0861	POOL GUNIT	0	100	18	32	576.00	SF	85.00	85.00	100	2005	2005	3	36	17,626																										
LAND DESCRIPTION						TOTAL OB/XF 29,683																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	232,500																									
REVIEW DATE 05/11/2022 BY KBA Total Acres: 15.00 Total Land Value: 232,500 Market: 0 Agricultural: 0 Common: 232,500 PRINTED 07/30/2025 BY SYS																																										

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