PT OF NW1/4 OF SE1/4
IN OR 2267/1960
R583666 & R583667

WHISENANT HENRY DEEN & ROBERTA
15438 CR 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

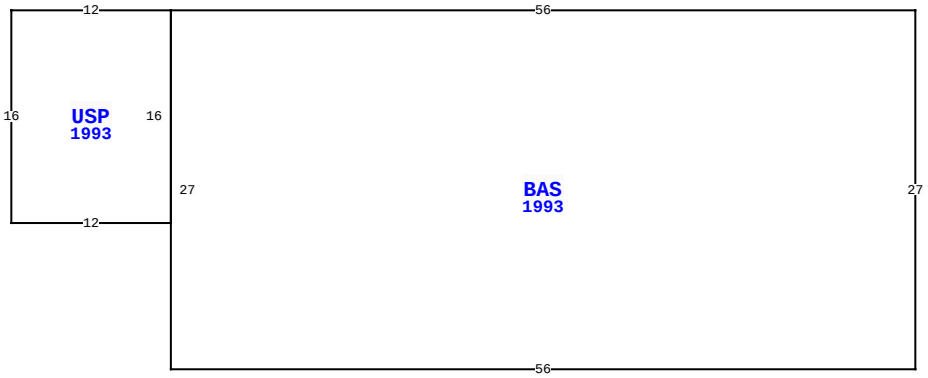
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	44,562
USP	192	50	1993	96	2,829
TOTALS	1,704			1,608	47,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	122.8000	98.24	157,970	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1512 HX Base Yr 2024



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,391
TOTAL MARKET OB/XF VALUE		8,420
TOTAL LAND VALUE - MARKET		55,890
TOTAL MARKET VALUE		111,701
SOH/AGL Deduction		22,129
ASSESSED VALUE		89,572
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		33,850
TOTAL JUST VALUE		111,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1960	4/10/2019	WD	Q	I	01	58,000
GRANTOR: PRATHER RUTH						
GRANTEE: WHISENANT HENRY DEE						
0720/0006	12/13/1994	WD	Q	V		8,600
GRANTOR: LYNN KEVIN & KATHY S						
GRANTEE: PRATHER SAMUEL & RU						

15438 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	1242	WD DECK A	0	100	11	5	55.00	SF	10.00	10.00	100	2001	2001	3	20	110	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=1993] W56 USP=[YR=1993] W12 S16 E12 N16$ S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,420

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	1.38	AC		1.00	1.00	0.90	45,000.00	40,500.00	55,890							

REVIEW DATE 06/25/2019 BY TW Total Acres: 1.38 Total Land Value: 55,890 Market: 0 Agricultural: 0 Common: 55,890 PRINTED 07/30/2025 BY SYS