

WHEELER NATHAN R & LAURA R
2902 BARBARA LANE
HILLIARD, FL 32046

33-2N-23-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05COMMON BRK 90AVERAGE 10

RooF Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 80Interior Floo11CLAY TILE 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4 100Bathrooms2 100Frame Stories Units02WOOD FRAME 1001. 1000 100BUD8 Adjustme Occupancy06DIST 1D 100NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00

TOTALSTOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS2,38210019932,382198,356FOP143019934333FOP203020026499FSP128402002514,247UST48452002221,832

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,465116.0640116.06286,088195019850028.2571.75

1 SINGLE FAM - 0% - 0Heated Area: 2382HX Base Yr

UST
2002
6FSP
2002
16BAS
1993

FOP
1993
2FOP
2002
4

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE205,268TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET105,900TOTAL MARKET VALUE311,168SOH/AGL Deduction45,539ASSESSED VALUE265,629TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE265,629TOTAL JUST VALUE311,168NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE284,537

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / I / RSNSALE PRICE

2163/055912/08/2017WDQI01165,000GRANTOR: SHODA MICHAELGRANTEE: WHEELER NATHAN R &2146/10619/19/2017SWUI1298,500GRANTOR: FEDERAL HOME LOAN MORGRANTEE: SHODA MICHAELBUILDING NOTESBAS=[YR=1993] W29 FSP=[YR=2002] N8 W16 UST=[YR=2002] W6 S8 E6 N8 \$ S8 E16 \$ W38 S28 E34 FOP=[YR=1993] E1 FOP=[YR=2002] S4 E5 N4 W5 \$ E6 N2 W7 S2 \$ N2 E7 S22 E26 N48 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOT LND UNITUNIT DPHT % TOT UNIT ADJ ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES00005OR0.000.003.53AC1.001.001.0030,000.0030,000.00105,900

REVIEW DATE01/14/2021BYWWATotal Acres: 3.53Total Land Value: 105,900Market: 0Agricultural: 0Common: 105,900PRINTED 07/30/2025 BY SYS