LOT 57
EX ESMT IN OR 520/1077
EX PT ESMT OR 612/791

LOVE STEVEN JETHRO
17196 LILLER RD
HILLIARD, FL 32046

2025

33-4N-23-2020-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

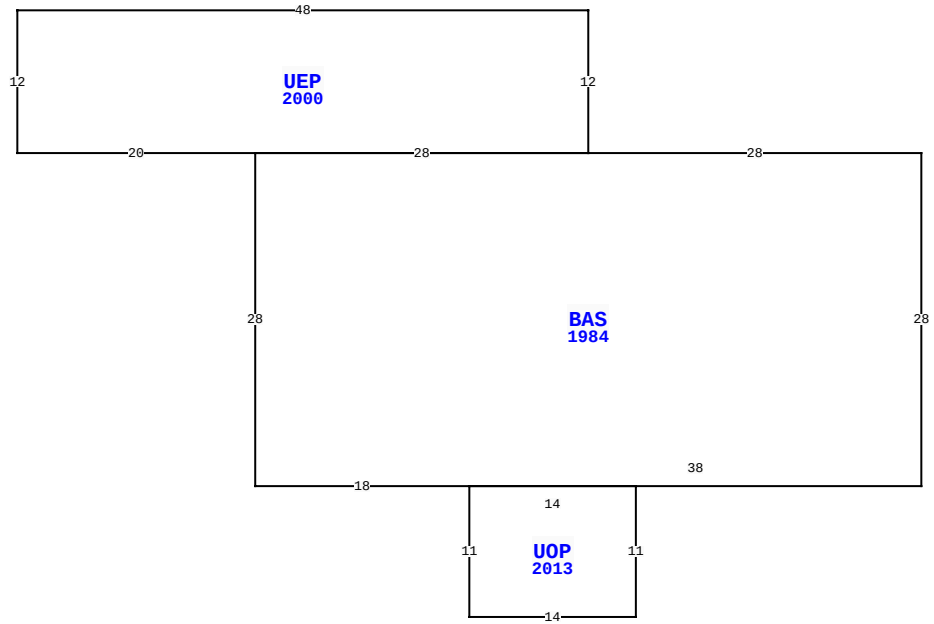
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1984	1,568	16,668
UEP	576	70	2000	403	4,284
UOP	154	25	2013	38	404
TOTALS	2,298			2,009	21,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	2,009	66.4400	53.15	106,778	1984	1984	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 1568 HX Base Yr



17196 LILLER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,356
TOTAL MARKET OB/XF VALUE	9,861
TOTAL LAND VALUE - MARKET	185,250
TOTAL MARKET VALUE	216,467
SOH/AGL Deduction	0
ASSESSED VALUE	216,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,467
TOTAL JUST VALUE	216,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/176	4/03/2024	WD	Q	I	01	230,000
GRANTOR: WOLFE CHRISTOPHER D						
GRANTEE: LOVE STEVEN JETHRO						
2119/1615	4/24/2017	QC	U	I	11	100
GRANTOR: WOLFE DOUGLAS H						
GRANTEE: WOLFE CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1984;ORIG=0,0] W28 W28 S28 E18 E38 N28 $
UEP=[YR=2000;ORIG=-28,0] W28 W20 N12 E48 S12 $
UOP=[YR=2013;ORIG=-38,28] S11 E14 N11 W14 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
3	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1998	1998	3	20	1,040	
4	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1998	1998	3	25	2,800	
5	0510	GARAGE WD-	0	0	19	13	247.00	SF	35.00	35.00	100	1998	1998	3	25	2,161	
6	0350	CARPORT WD	0	0	34	13	442.00	SF	13.00	13.00	100	1998	1998	3	20	1,149	
7	0681	POLE SHED	0	0	29	15	435.00	SF	15.00	15.00	100	1998	1998	3	25	1,631	

LAND DESCRIPTION

TOTAL OB/XF 9,861

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	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	0.95	19,500.00	18,525.00	185,250							

REVIEW DATE 03/27/2025 BY WWA Total Acres: 10.00 Total Land Value: 185,250 Market: 0 Agricultural: 0 Common: 185,250 PRINTED 07/30/2025 BY SYS