PT OF NW 1/4 OF SE 1/4
IN OR 2758/1524
EX 9-14

KILLEN SEAN R
58057 SEAL LN
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

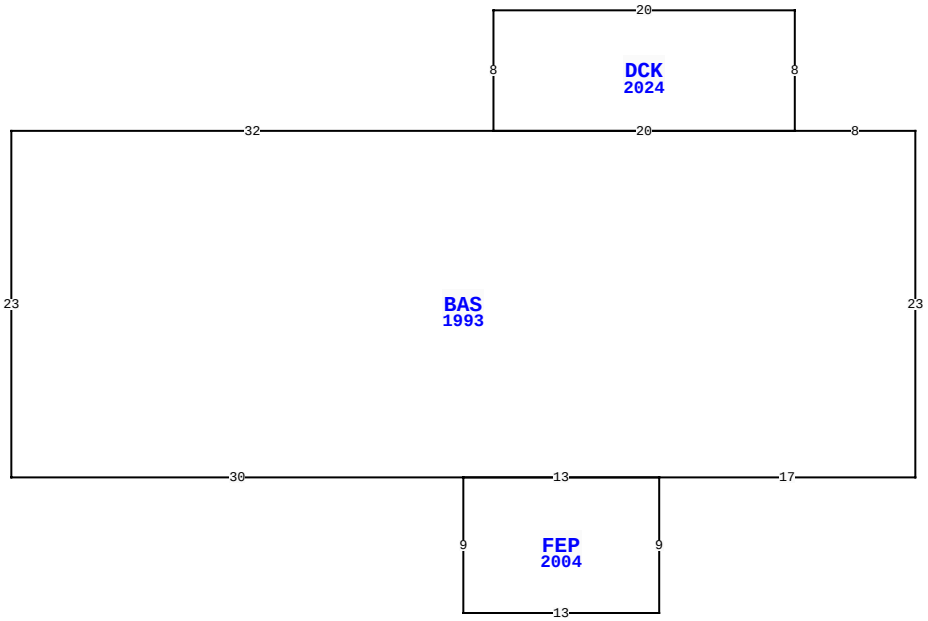
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	35,372
DCK	160	15	2024	24	615
FEP	117	85	2004	99	2,538
TOTALS	1,657			1,503	38,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,503	106.8000	85.44	128,416	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1479 HX Base Yr 2025



58057 SEAL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,525
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		175,025
SOH/AGL Deduction		0
ASSESSED VALUE		175,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,303
TOTAL JUST VALUE		175,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,709

MISC WD STRG = NV: 1/24KW

1973 MADS __ R498310 & R498311

SEAL LANE IS OFF LESSIE ROAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1524	12/27/2024	QC	U	I	11	100
GRANTOR: KILLEN K ALAN						
GRANTEE: KILLEN SEAN R						
2708/1317	4/29/2024	CT	U	I	18	112,800
GRANTOR: CLEKR OF COURT						
GRANTEE: KILLEN K ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W20 W32 S23 E30 E13 E17 N23 $
FEP=[YR=2004;ORIG=-30,23] S9 E13 N9 W13 $
DCK=[YR=2024;ORIG=-28,0] E20 N8 W20 S8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 01/25/2024 BY KWX Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS