IN OR 1264/1569

WHIGHAM TONI M
58158 SEAL LANE
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0140

BUILDING CHARACTERISTICS

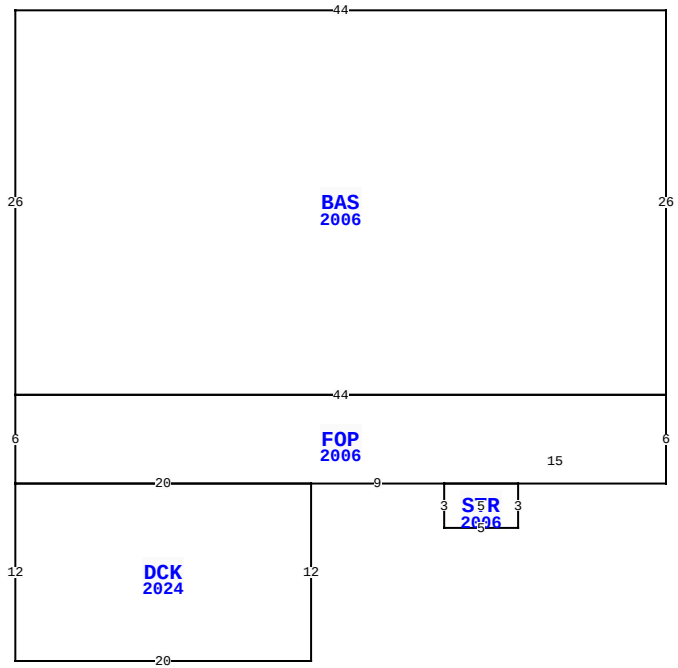
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,144	100	2006	1,144	136,592
DCK	240	10	2024	24	2,866
FOP	264	30	2006	79	9,433
STR	15	10	2006	2	239
TOTALS	1,663			1,249	149,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,249	130.4860	130.49	162,982	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1144 HX Base Yr 2009



58158 SEAL LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,129
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		194,129
SOH/AGL Deduction		94,942
ASSESSED VALUE		99,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,465
TOTAL JUST VALUE		194,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,440

MISC ALUMN CRPT (BESIDE SFR) = NV: KW 1/2024
@ END OF SEAL LN- OFF LESSIE RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631939	CARPORT	8,437	03/01/2016
M11350	MECH OTHER	0	04/01/2006
E16598	ELEC OTHER	3,500	01/01/2006
P10580	OTHER	0	01/01/2006
C16635	CO ISSUED	90,110	11/01/2005
B16635	NEW CONSTR	90,110	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1403	7/11/2024	QC	U	I	11	100
GRANTOR: KILLEN K ALAN						
GRANTEE: WHIGHAM TONI M						
1264/1569	10/11/2004	WD	Q	V	06	4,000
GRANTOR: ROBINSON GLADYS L						
GRANTEE: WHIGHAM TONI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W44 S26 E44 N26 $
FOP=[YR=2006;ORIG=-44,26] S6 E20 E9 E15 N6 W44 $
STR=[YR=2006;ORIG=-15,32] S3 E5 N3 W5 $
DCK=[YR=2024;ORIG=-44,32] E20 S12 W20 N12 $
.

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/25/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS