IN OR 2731/862 & OR 2731/1176 &
ALL PT OF LOTS 2 & 3 LYING W OF
SR 121 IN OR 2731/860

WHEELER TERRY LYNN/FREDERICK KATHERINE DENISE
C/O KATHY FREDERICK, 3856 CR 108
HILLIARD, FL 32046

2025

40-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

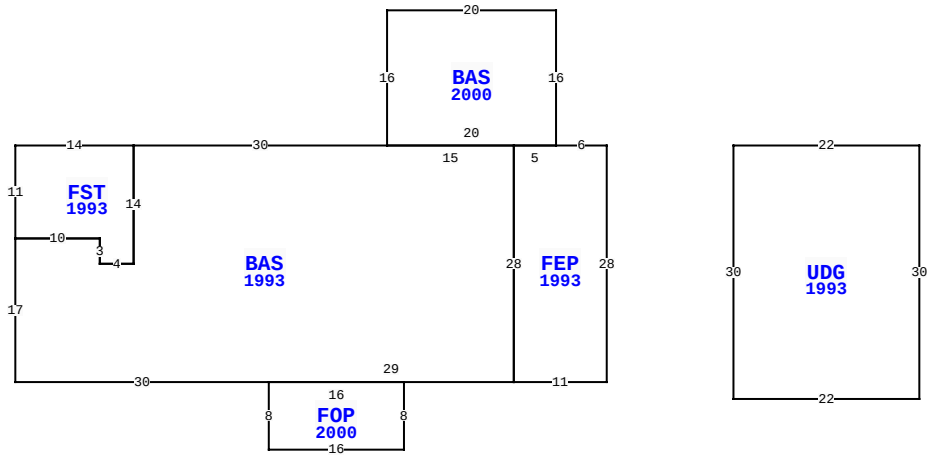
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,486	100	1993	1,486	121,368
BAS	320	100	2000	320	26,136
FEP	308	80	1993	246	20,092
FOP	128	30	2000	38	3,104
FST	166	55	1993	91	7,432
UDG	660	55	1993	363	29,648
TOTALS	3,068			2,544	207,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	109.6272	109.63	278,899	1969	1974	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 0 Heated Area: 1806 HX Base Yr



17200 CASA ROJA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,780
TOTAL MARKET OB/XF VALUE		14,535
TOTAL LAND VALUE - MARKET		451,000
TOTAL MARKET VALUE		277,875
SOH/AGL Deduction		140,178
ASSESSED VALUE		137,697
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,975
TOTAL JUST VALUE		673,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007751	XFOB	3,000	11/01/2000
B007106	ADDITION	26,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/862	8/10/2024	LE	U	I	11	100
GRANTOR: WHEELER W S JR						
GRANTEE: WHEELER TERRY LYNN						
2731/860	8/10/2024	LE	U	V	11	100
GRANTOR: WHEELER WARREN STORY						
GRANTEE: WHEELER TERRY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W6 BAS=[YR=2000] N16 W20 S16 BAS=[YR=1993] W30 FST=[YR=1993] W14 S11 E10 S3 E4 N14 $ S14 W4 N3 W10 S17 E30 FOP=[YR=2000] S8 E16 N8 W16 $ E29 N28 W15 $ E20 $ W5 S28 E11 N28 $ PTR= E15 UDG=[YR=1993] E22 S30 W22 N30 $ W15 $.

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	0200	BARN WD 0-	0	100	46	31	1,426.00	SF	20.00	20.00	100	1950	1950	3	20	5,704	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	
3	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	1985	1985	3	44	1,414	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440	
5	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	2000	2000	3	77	1,146	
6	0752	USP	0	100	20	4	80.00	SF	15.00	15.00	100	1997	1997	3	24	288	
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2001	2001	3	28	3,763	

LAND DESCRIPTION

TOTAL OB/XF 14,535

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	370.00	370.00	6,660							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	406,000							

REVIEW DATE 07/21/2025 BY WWA Total Acres: 29.00 Total Land Value: 55,560 Market: 406,000 Agricultural: 10,560 Common: 45,000 PRINTED 07/30/2025 BY SYS