

PT WILLIAM DRUMMOND GRANT
SEC 49-4N-25E IN OR 1602/923
(EX PT IN OR 725/807, OR 729/128

FORD WITHIE DANIEL & SHIRLEY ANN
PO BOX 592
HILLIARD, FL 32046-0592

2025

49-4N-25-0000-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 60			
Exterior Wall	15	CONC BLOCK 40			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	02	WALL BD/WD 30			
Interior Floo	14	CARPET 70			
Interior Floo	06	VINYL ASB 30			
Air Condition	01	NONE 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0200MOBILE 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	504	100	1993	504	27,534
FEP	294	80	1993	235	12,838
USP	78	30	1993	23	1,257
TOTALS	876			762	41,628

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	762	94.6770	94.68	72,146	1948	1948	0	0	0	42.30	57.70	
1 SINGLE FAM - 0% - 1996													
Heated Area: 504													
HX Base Yr 1996													
The diagram shows a rectangular floor plan divided into three horizontal sections. The top section is labeled 'USP 1993' and has a width of 13 and a height of 6. The middle section is labeled 'BAS 1993' and has a width of 24 and a height of 21. The bottom section is labeled 'FEP 1993' and has a width of 24 and a height of 14. The total width of the plan is 24, and the total height is 41 (6 + 21 + 14). The dimensions are indicated by numbers along the lines of the plan.													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	05/21/2025	
						INC DATE					AG DATE		
												05/21/2025	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										281,004	
TOTAL MARKET OB/XF VALUE										16,685	
TOTAL LAND VALUE - MARKET										157,000	
TOTAL MARKET VALUE										454,689	
SOH/AGL Deduction										164,607	
ASSESSED VALUE										290,082	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										239,360	
TOTAL JUST VALUE										454,689	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										441,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10937	CHNGE SRVC	375	12/01/2022
E9812	NEW CONSTR	0	07/01/2002
E9812	NEW CONSTR	0	07/01/2002
MH3809	MH MOVE-ON	0	04/01/2002
MH003041	MH MOVE-ON	0	03/01/2000
E984622	NEW CONSTR	600	03/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1602/0923	1/23/2009	QC	U	I	11	100			
GRANTOR: FORD WITHIE DANIEL									
GRANTEE: FORD WITHIE DANIEL									
0716/0866	10/19/1994	WD	U	I	18	100			
GRANTOR: FORD GLAYDS H L/E									
GRANTEE: FORD WITHIE DANIEL									

BUILDING NOTES									

BUILDING DIMENSIONS									
USP=[YR=1993] W13 S6 BAS=[YR=1993] W8 S24 FEP=[YR=1993] S14 E21 N14 W21 \$ E21 N24 W13 \$ E13 N6 \$.									

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	30.4	608	
2	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	1970	1970	3	20	2,304	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1948	1948	3	20	400	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	1242	WD DECK A	0	0	26	4	104.00	SF	10.00	10.00	100	1997	1997	3	20	208	
6	0751	UOP	0	0	8	6	48.00	SF	10.00	10.00	100	1997	1997	3	24	115	
7	0680	POLE SHED	0	0	24	12	288.00	SF	8.00	8.00	100	1997	1997	3	24	553	
8	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20	13.20	100	1997	1997	3	20	634	
9	0940	SHEDS/PORT	0	0	12	10	120.00	SF	13.20	13.20	100	1997	1997	3	20	317	
10	0350	CARPORT WD	0	0	38	10	380.00	SF	13.00	13.00	100	2000	2000	3	20	988	

LAND DESCRIPTION						TOTAL OB/XF										12, 127									
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500								
2	000100	C	RES	100		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500								
3	009630	C	SWAMP	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000								

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REVIEW DATE 06/09/2020 BY KBA Total Acres: 10.00 Total Land Value: 157,000 Market: 0 Agricultural: 0 Common: 157,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	02	SHED 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
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	160	100	2001	160	4,216
BAS	192	100	2001	192	5,060
BAS	564	100	2009	564	14,863
BAS	564	100	2009	564	14,863
UOP	72	25	2009	18	474
USP	132	50	2009	66	1,739
UST	108	55	2009	59	1,555
TOTALS	1,792			1,623	42,769

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,623	109.8000	87.84	142,564	1970	1970	0	0	70.00	30.00

4 M/H 93- - 0% - 1996

Heated Area: 1480

HX Base Yr 1996

The floor plan diagram illustrates a building layout with various rooms and dimensions. The main structure is a large rectangle measuring 47 units in width and 12 units in height. This main area is divided into two horizontal sections, each labeled 'BAS 2009'. The top section is 47 units wide and 12 units high, while the bottom section is 25 units wide and 22 units high. To the left of the main structure, there is a vertical strip measuring 12 units in width and 8 units in height, labeled 'BAS 2001'. To the right of the main structure, there is a vertical strip measuring 12 units in width and 8 units in height, labeled 'BAS 2001'. At the bottom of the main structure, there is a small rectangular area measuring 6 units in width and 12 units in height, labeled 'UOP 2009'. The diagram also shows several smaller rooms and corridors, with dimensions such as 14, 10, 6, 2, 4, 12, 24, 8, 47, 25, 22, 47, 6, 8, 20, 12, and 6. The overall layout is complex, with multiple rooms and corridors, and the dimensions are clearly marked for each section.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025

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