

GUINN SHELTON J
17416 WHISTLER SPRING LANE
HILLIARD, FL 32046

09-3N-23-2020-0041-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		05 AVERAGE 100		03 GABLE/HIP 100		1 M/H 94+ 0% - 0		Heated Area: 980		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		31,374							
Exterior Wall		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Roof Cover		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Interior Wall		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Interior Floor		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Air Condition		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Heating Type		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Bedrooms		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Bathrooms		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Frame		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Stories		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Units		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
Quality		03		05 DRYWALL 100		14 CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		2 100		2 100		WOOD FRAME 100		0 0 100		0 0 100							
DOR CODE		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR							
BAS		980		100		2014		980		30,746		UOP		80		25		2014		20		628							
TOTALS		1,060		1,000		31,374		17252 WHISTLER SPRING LN, HILLIARD		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/12/2026							
EXTRA FEATURES		17252 WHISTLER SPRING LN, HILLIARD		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/12/2026		MLU		KBA		11/04/2024							
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		005000		C		AGRICULTURAL		0																					
2		005600		A		TIMBER 3 N S		0																					
3		005902		A		HARDWOOD SI		0																					
4		009910		M		MARKET VALUE		0																					
REVIEW DATE		01/01/2023		BY		CD		Total Acres: 20.00		Total Land Value: 18,030		Market: 247,000		Agricultural: 5,030		Common: 13,000		PRINTED 07/09/2026 BY SYS											