E1/2 OF LOTS 41 THRU 44
IN OR 2423/797
CORNWALL SURVEY

GUYNN SHELTON J
17416 WHISTLER SPRING LN
HILLIARD, FL 32046

2026

09-3N-23-2020-0041-0010

BUILDING CHARACTERISTICS

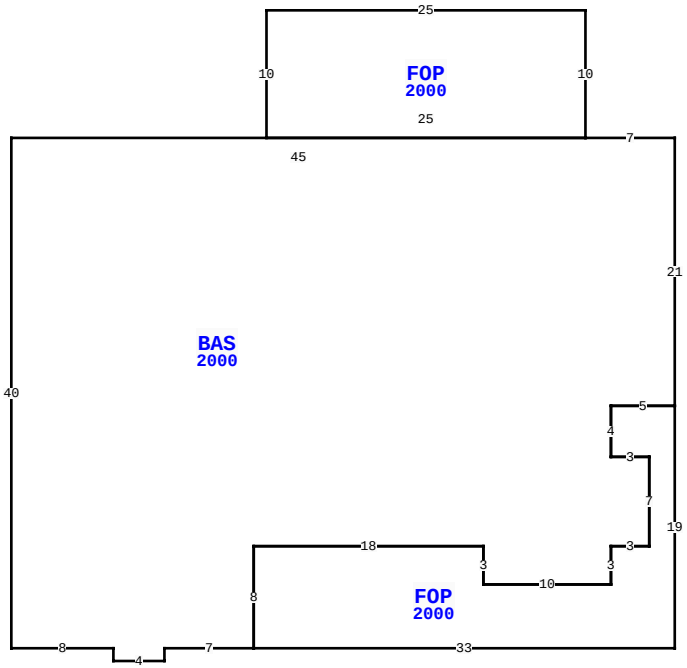
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,816	100	2000	1,816	196,271
FOP	250	30	2000	75	8,106
FOP	268	30	2000	80	8,647
TOTALS	2,334			1,971	213,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,971	95.6970	133.02	262,182	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2018 Heated Area: 1816 HX Base Yr 2018



17416 WHISTLER SPRING LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,023
TOTAL MARKET OB/XF VALUE		9,253
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		241,781
SOH/AGL Deduction		73,054
ASSESSED VALUE		168,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,316
TOTAL JUST VALUE		482,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/829	4/03/2024	QC	U	I	11	100
GRANTOR: WALKER SHEILA G						
GRANTEE: GUYNN SHELTON						
2423/0797	12/30/2020	QC	U	I	11	100
GRANTOR: GUYNN SHELTON & RHOND						
GRANTEE: GUYNN SHELTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W7 FOP=[YR=2000] N10 W25 S10 E25 $ W45 S40 E8 S1 E4 N1 E7 FOP=[YR=2000] E33 N19 W5 S4 E3 S7 W3 S3 W10 N3 W18 S8 $ N8 E18 S3 E10 N3 E3 N7 W3 N4 E5 N21 $.

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	40	28	1,120.00	SF	20.00	20.00	100	1999	1999	3	25	5,600	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 9,253

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	395.00	395.00	4,345							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	170.00	170.00	680							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	247,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 19,505 Market: 247,000 Agricultural: 6,505 Common: 13,000 PRINTED 07/09/2026 BY SYS