PT GOVT LOT 1 IN SEC 16-2N-23E
IN OR 2010/1483

MASTERS DIANE M
2449 CHOLERTON LN
HILLIARD, FL 32046

2026

16-2N-23-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

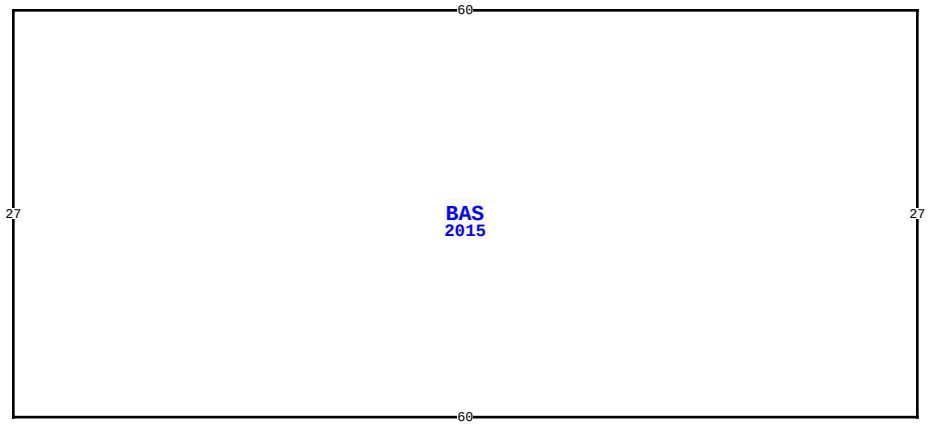
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2015	1,620	150,545
TOTALS	1,620			1,620	150,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	151.8400	136.66	221,389	2013	2013	0	0	0	32.00	68.00

1 M/H 94+ 100% - 2021 Heated Area: 1620 HX Base Yr 2021



2449 CHOLERTON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,545
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,608
TOTAL MARKET VALUE		255,153
SOH/AGL Deduction		82,040
ASSESSED VALUE		173,113
TOTAL EXEMPTION VALUE	HX HB DX WX	61,411
BASE TAXABLE VALUE		111,702
TOTAL JUST VALUE		255,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155694	CO ISSUED	0	12/11/2015
E1530271	NEW CONSTR	0	11/30/2015
MH155694	NEW CONSTR	0	11/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1269	2/29/2024	QC	U	I	11	100
GRANTOR: MASTER RALPH R II						
GRANTEE: MASTERS DIANE M						
2272/1368	4/30/2019	QC	U	I	11	100
GRANTOR: MASTERS DIANE M						
GRANTEE: MASTER RALPH R II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W60 S27 E60 N27 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0007	OR	0.00	0.00	4.67	AC		1.00	1.00	0.80	28,000.00	22,400.00	104,608							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.67 Total Land Value: 104,608 Market: 0 Agricultural: 0 Common: 104,608 PRINTED 07/09/2026 BY SYS