

WHEELER JACOB W
36400 PINE STREET
HILLIARD, FL 32046

17-3N-24-2020-0055-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

2 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
03 DIST HI 100
00 NONE 100

04 Quality Level 04
0100 SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	103,989
BAS	380	100	2005	380	33,263
FOP	208	30	1993	62	5,427
FSP	190	40	2005	76	6,653
FST	280	55	1993	154	13,480

TOTALS2,2461,860162,811

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYBECONFNCTNORM% COND

0100011,860113.1900118.85221,061198819880026.3573.65

1 SINGLE FAM100% - 2019Heated Area: 1568HX Base Yr 2019

The diagram illustrates the building's footprint and its relationship to the lot. The lot is a rectangle measuring 36 units by 33 units. The building footprint consists of several interconnected rectangles. Key areas are labeled with codes: BAS 1993 (the main central area), FSP 2005 (top right section), FST 1993 (middle right section), and FOP 1993 (bottom left extension). Dimensions for each section and the overall lot are provided.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE162,811

TOTAL MARKET OB/XF VALUE11,021

TOTAL LAND VALUE - MARKET112,000

TOTAL MARKET VALUE285,832

SOH/AGL Deduction120,311

ASSESSED VALUE165,521

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE114,110

TOTAL JUST VALUE285,832

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE279,069

PERMIT NUMDESCRIPTIONAMTISSUED

M0804046H/AC004/25/2008

0711181REPAIR/RRF10,63411/08/2007

0509327ADDITION8,00009/20/2005

NEW CONSTR50,00004/12/1988

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE

2175/008012/20/2017SWUUI12133,600

GRANTOR: SELENE FINANCE LP

GRANTEE: WHEELER JACOB W

2085/082111/28/2016CTUUI18119,800

GRANTOR: CLERK OF COURT

GRANTEE: SELENE FINANCE LP

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W19 S10 BAS=[YR=1993] W36 S33 E11

FOP=[YR=1993] S8 E26 N8 BAS=[YR=2005] E19 N19 FST=[YR=1993]

N14 W20 S14 E20 \$ W20 S19 E1 \$ W26 \$ E25 N33 \$E19 N10 \$.

LAND DESCRIPTION

LUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006A-1133.00320.004.00AC1.001.001.0028,000.0028,000.00112,000

REVIEW DATE01/01/2023BYCD

Total Acres: 4.00Total Land Value: 112,000Market: 0Agricultural: 0Common: 112,000PRINTED 07/09/2026 BY SYS