

WHITTAKER CHARLES E JR
4891 WHITTAKER ROAD
HILLIARD, FL 32046

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03BELOW AVG. 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall01MINIMUM 100

Interior Floo02MIN PLYWD 100

Interior Floo02MIN PLYWD 0

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,04010019931,04010,417

UEP2406019931441,442

TOTALS1,2801,18411,859

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

EYBECONFNCTPDNORM% COND

0100011,18447.7000

50.0859,2951971197102047.0020.00

1 SINGLE FAM 100% - 1999Heated Area: 1040HX Base Yr 1999

20

12

8

2

30

20

8

2

30

20

UEP1993

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE11,859

TOTAL MARKET OB/XF VALUE6,000

TOTAL LAND VALUE - MARKET54,000

TOTAL MARKET VALUE71,859

SOH/AGL Deduction0

ASSESSED VALUE71,859

TOTAL EXEMPTION VALUEHX HB46,859

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE71,859

NCON VALUE117,664

INCOME VALUE

PREVIOUS YEAR MKT VALUE105,646

PERMIT NUMDESCRIPTIONAMTISSUED

MH25001087016009/26/2025

C0250011498

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2810/16877/17/2025QCQU I 11100

GRANTOR: WHITTAKER CHARLES E J

GRANTEE: WHITTAKER CHARLES E

0818/17761/07/1998QCQI 06100

GRANTOR: WHITTAKER MARY HELEN

GRANTEE: PHILLIPS DEBORAH &

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W20 S12 BAS=[YR=1993] S8 W2 S30 E2 S8 E20 N8 E2 N30 W2 N8 W20\$ E20 N12\$.

LAND DESCRIPTIONTOTAL OB/XF6,000

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.001.08AC1.001.001.0050,000.0050,000.0054,000

REVIEW DATE01/01/2023BYCDTotal Acres: 1.08Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS