PT OF N1/2 OF NW1/4 OF SW1/4
IN OR 2793/1784

WHITMAN MICHAEL KADEN
48201 TRACER TRAIL
HILLIARD, FL 32046

2026

20-4N-25-0000-0006-0120

BUILDING CHARACTERISTICS

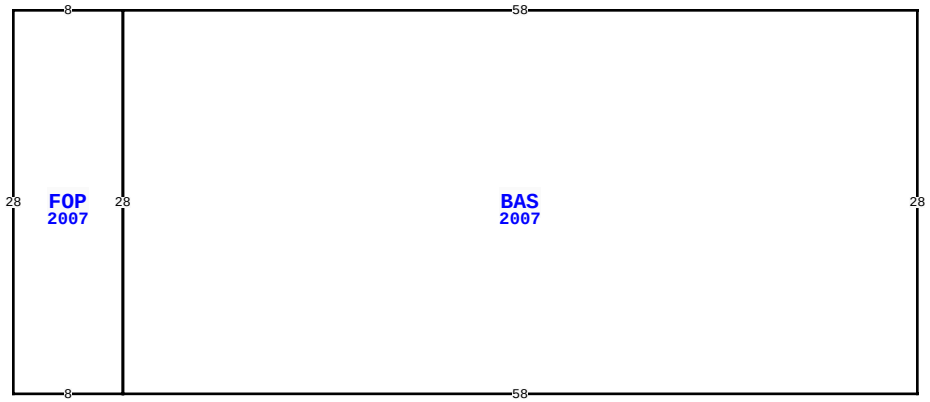
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2007	1,624	115,117
FOP	224	30	2007	67	4,749
TOTALS	1,848			1,691	119,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,691	140.6400	126.58	214,047	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 0% - 2026 Heated Area: 1624 HX Base Yr



48201 TRACER TRL, HILLIARD

BLD DATE	10/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,866
TOTAL MARKET OB/XF VALUE	6,091
TOTAL LAND VALUE - MARKET	140,250
TOTAL MARKET VALUE	266,207
SOH/AGL Deduction	0
ASSESSED VALUE	266,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,207
TOTAL JUST VALUE	266,207
NCON VALUE	2,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12458	OTHER	0	06/01/2007
E19145	ELEC OTHER	0	04/01/2007
M12868	MECH OTHER	0	04/01/2007
WE00496	OTHER	0	04/01/2007
C4947	CO ISSUED	0	01/01/2007
MH074947	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1784	6/06/2025	WD	Q	I	01	280,000
GRANTOR: NEWMAN LAVONNA JEAN						
GRANTEE: WHITMAN MICHAEL KAD						
2601/0773	11/01/2022	PR	U	I	19	100
GRANTOR: NEWMAN LAVONNA PR SCO						
GRANTEE: NEWMAN LAVONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W58 FOP=[YR=2007] W8 S28 E8 N28$ S28 E58 N28$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2026	2009	03	31	2,976	

LAND DESCRIPTION

TOTAL OB/XF 6,091

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	0	0005	OR	0.00	0.00	5.61	AC		1.00	1.00	1.00	25,000.00	25,000.00	140,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.61 Total Land Value: 140,250 Market: 0 Agricultural: 0 Common: 140,250 PRINTED 07/09/2026 BY SYS