PT OF NE1/4 OF NE1/4
A/K/A TRACT B
IN OR 2739/696

BROOKS SABRINA
15370 WILKINSON LN
HILLIARD, FL 32046

2026

22-2N-23-0000-0001-0100

BUILDING CHARACTERISTICS

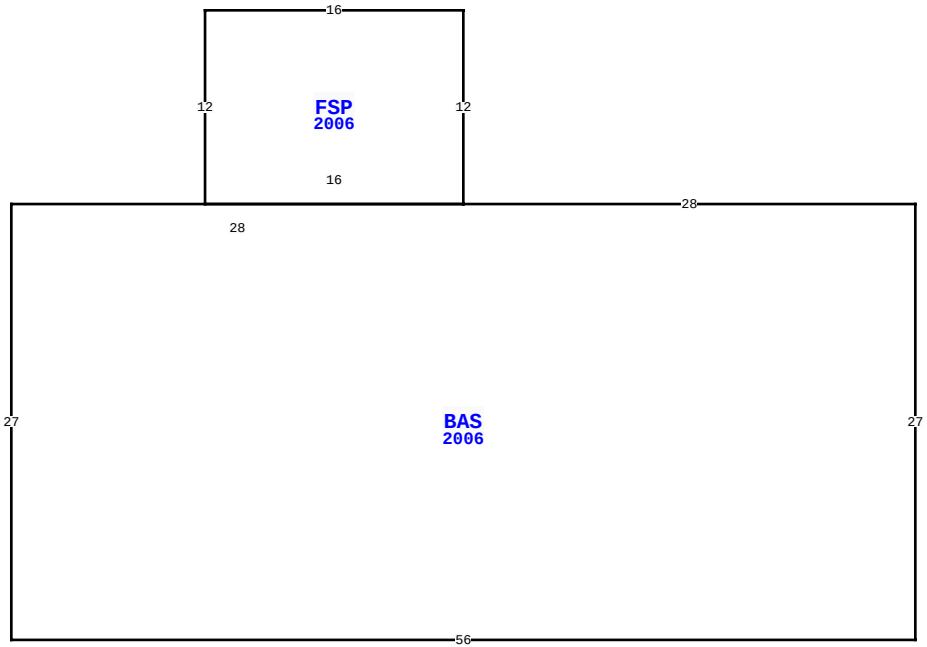
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
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	1,512	100	2006	1,512	85,241
FSP	192	60	2006	115	6,483
TOTALS	1,704			1,627	91,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	116.0000	104.40	169,859	2006	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr 2026



15370 WILKINSON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	06/03/2026 KB

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	0680	POLE SHED	0	100	60	60	3,600.00	SF	10.00	10.00	100	2026	2025		100	36,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,724
TOTAL MARKET OB/XF VALUE		36,000
TOTAL LAND VALUE - MARKET		171,091
TOTAL MARKET VALUE		178,760
SOH/AGL Deduction		0
ASSESSED VALUE		178,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,349
TOTAL JUST VALUE		298,815
NCON VALUE		36,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4840	MH MOVE-ON	0	10/19/2006
E18012	ELEC OTHER	0	09/01/2006
M12013	MECH OTHER	0	09/01/2006
P11550	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/696	9/20/2024	WD	Q	I	01	210,000
GRANTOR: WARTON SABRINA A						
GRANTEE: BROOKS SABRINA						
2444/1436	3/16/2021	QC	U	I	11	100
GRANTOR: EARLE AUSTIN L						
GRANTEE: WARTON SABRINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28FSP=[YR=2006] N12W16S12E16$W28S27E56N27$.

LAND DESCRIPTION

TOTAL OB/XF 36,000

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	2.71	AC		1.00	0.90	0.90	19,000.00	17,100.00	46,341							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005500	A	TIMBER 2 N S	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	530.00	530.00	3,445							
4	009910	M	MARKET VALUE	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500							

REVIEW DATE 04/28/2026 BY WWA Total Acres: 9.71 Total Land Value: 51,036 Market: 123,500 Agricultural: 3,445 Common: 47,591 PRINTED 07/09/2026 BY SYS