PT OF GOVT LOT 1
PT OR 2388/918
ESMT IN OR 689/1791

WILSON CONNIE & ROBERT SR
18261 ANTLER TR
HILLIARD, FL 32046

2026

22-4N-23-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

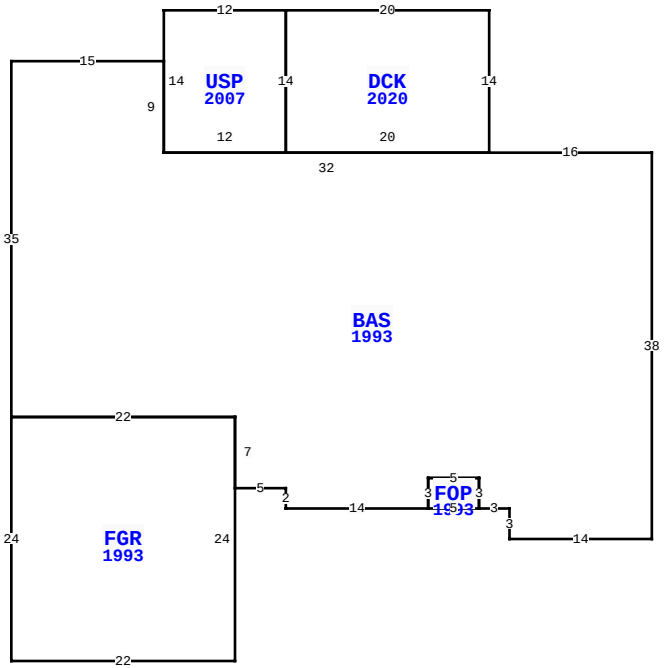
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	1993	2,159	349,213
DCK	280	10	2020	28	4,529
FGR	528	55	1993	290	46,907
FOP	15	30	1993	4	647
USP	168	30	2007	50	8,088
TOTALS	3,150			2,531	409,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,531	122.8128	170.71	432,067	1993	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2021 Heated Area: 2159 HX Base Yr 2021



18261 ANTLER TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,493
TOTAL MARKET OB/XF VALUE		20,527
TOTAL LAND VALUE - MARKET		183,160
TOTAL MARKET VALUE		507,982
SOH/AGL Deduction		162,000
ASSESSED VALUE		345,982
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		289,571
TOTAL JUST VALUE		666,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014323		77,028	11/07/2023
R1213187	REPAIR/RRF	12,999	10/01/2012
E19221	ELEC OTHER	200	05/01/2007
B17626	ADDITION	4,320	10/31/2006
00	NEW CONSTR	7,295	11/11/1993
8570	NEW CONSTR	77,000	12/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0918	8/31/2020	WD	Q	I	05	569,000
GRANTOR: LYGHT BRAD & LISA						
GRANTEE: WILSON CONNIE & ROB						
2089/1341	12/09/2016	WD	Q	I	05	432,000
GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=2020] N14 W20 USP=[YR=2007] W12 S14 E12 N14$ S14 E20$ W32 N9 W15 S35 FGR=[YR=1993] S24 E22N24 W22$ E22 S7E5 S2 E14 FOP=[YR=1993] E5 N3 W5 S3$N3 E5 S3 E3 S3 E14 N38$.

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	0300	BOAT DCK W	0	100	0	0	721.00	SF	40.00	40.00	100	2010	2010	3	52	14,997	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	0680	POLE SHED	0	100	35	20	700.00	SF	10.00	10.00	100	2008	2008	3	44	3,080	

LAND DESCRIPTION

TOTAL OB/XF 20,527

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.64	AC		1.00	1.00	1.00	690.00	690.00	5,962							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.64	AC		1.00	1.00	1.00	19,000.00	19,000.00	164,160							

REVIEW DATE 12/10/2024 BY WW Total Acres: 9.64 Total Land Value: 24,962 Market: 164,160 Agricultural: 5,962 Common: 19,000 PRINTED 07/09/2026 BY SYS

PT OF GOVT LOT 1
PT OR 2388/918
ESMT IN OR 689/1791

WILSON CONNIE & ROBERT SR
18261 ANTLER TR
HILLIARD, FL 32046

2026

22-4N-23-0000-0002-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

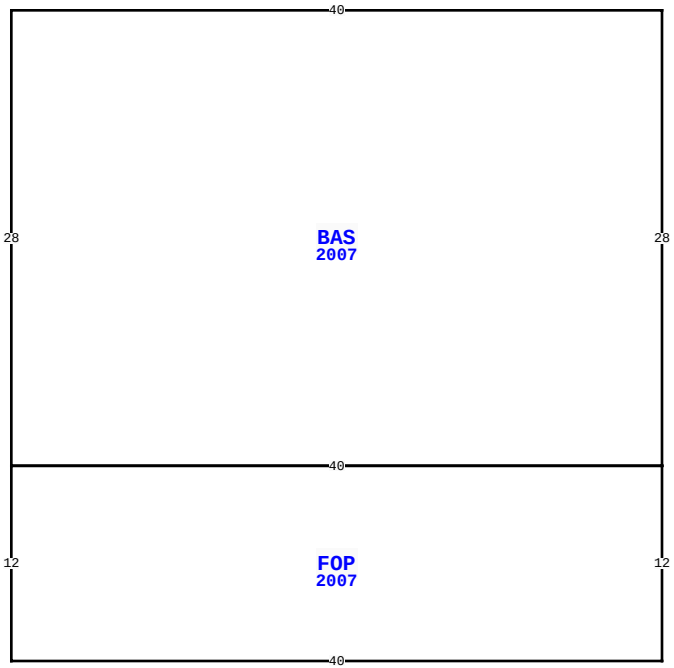
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2007	1,120	22,038
FOP	480	30	2007	144	2,833
TOTALS	1,600			1,264	24,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,264	68.1720	26.59	33,610	2007	2007	0	0	0	26.00	74.00

2 GARAGE RES 100% - 2021 Heated Area: 1120 HX Base Yr 2021



18261 ANTLER TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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ASSESSED VALUE		345,982
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		289,571
TOTAL JUST VALUE		666,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0918	8/31/2020	WD	Q	I	05	569,000
GRANTOR: LYGHT BRAD & LISA						
GRANTEE: WILSON CONNIE & ROB						
2089/1341	12/09/2016	WD	Q	I	05	432,000
GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S28 FOP=[YR=2007] S12 E40 N12 W40$ E40 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

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

REVIEW DATE 12/10/2024 BY WW Total Acres: 9.64 Total Land Value: 24,962 Market: 164,160 Agricultural: 5,962 Common: 19,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

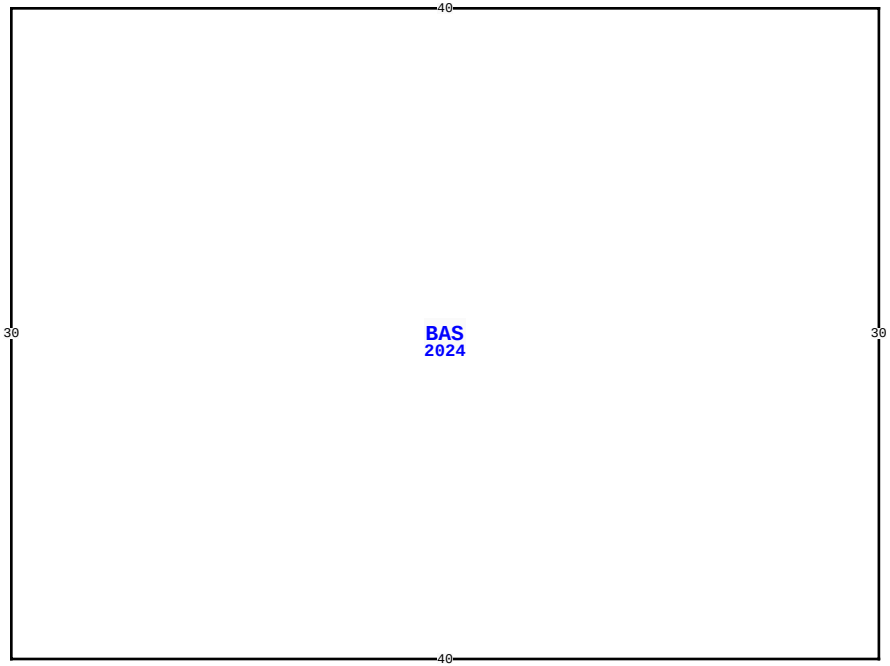
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	28,239
TOTALS	1,200			1,200	28,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2025 Heated Area: 1200 HX Base Yr 2021



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: WILSON CONNIE & ROB						
2089/1341	12/09/2016	WD	Q	I	05	432,000
GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/10/2024 BY WW Total Acres: 9.64 Total Land Value: 24,962 Market: 164,160 Agricultural: 5,962 Common: 19,000 PRINTED 07/09/2026 BY SYS