PT SW1/4 OF SW1/4
IN OR 2814/759

WYSS JACOB SCOTT SR & DANA MARIE
3784 CHARLES GREEN RD
HILLIARD, FL 32046

2026

26-2N-23-0000-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

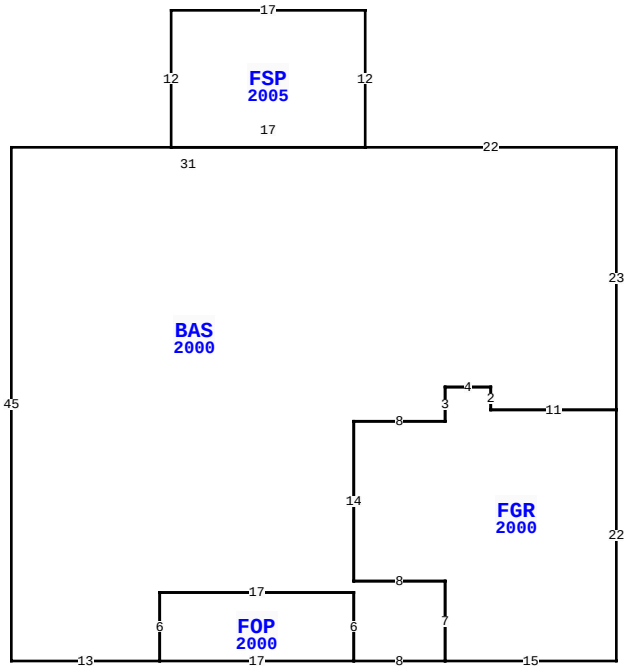
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,833	100	2000	1,833	227,031
FGR	450	55	2000	248	30,717
FOP	102	30	2000	31	3,840
FSP	204	40	2005	82	10,156
TOTALS	2,589			2,194	271,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,194	109.6718	152.44	334,453	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 0% - 2026 Heated Area: 1833 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

3784 CHARLES GREEN RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	271,743
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	354,243
SOH/AGL Deduction	0
ASSESSED VALUE	354,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,243
TOTAL JUST VALUE	354,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007252	REPAIR/RRF	13,585	05/10/2022
B15177	SWIM POOL	23,240	02/01/2005
M004268	H/AC	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2814/759	8/28/2025	WD	Q	I	01	420,000
GRANTOR: CROLL SHAWN DAVID II						
GRANTEE: WYSS JACOB SCOTT SR						
2565/0482	5/23/2022	WD	Q	I	02	400,000
GRANTOR: ERV PROTECTION TRUST,						
GRANTEE: CROLL SHAWN DAVID I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 FSP=[YR=2005] N12 W17 S12 E17$ W31 S45 E13 FOP=[YR=2000] E17 N6 W17 S6$ N6 E17 S6 E8 FGR=[YR=2000] E15 N22 W11 N2 W4 S3 W8 S14 E8 S7$ N7 W8 N14 E8 N3 E4 S2 E11 N23$.

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
3	0860	POOL/SPA	0	0	25	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS