PT GOVT LOTS 2 & 3
IN OR 2215/1279
EX PARCEL 4-1 4-2 & 4-4

CARTER KAREN
19526 CHANCE LANE
HILLIARD, FL 32046

2026

28-2N-23-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

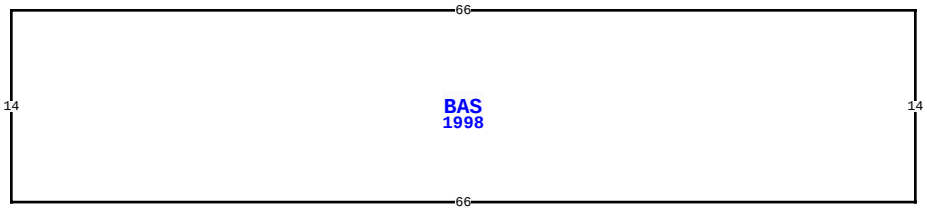
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1998	924	23,232
TOTALS	924			924	23,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.6000	83.81	77,440	1987	1987	0	0	0	70.00	30.00

2 M/H 93- 100% - 2023 Heated Area: 924 HX Base Yr 2023



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,232
TOTAL MARKET OB/XF VALUE		672
TOTAL LAND VALUE - MARKET		257,512
TOTAL MARKET VALUE		281,416
SOH/AGL Deduction		14,208
ASSESSED VALUE		267,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,797
TOTAL JUST VALUE		281,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982130	MH MOVE-ON	0	03/01/1998
7175	MH MOVE-ON	30,000	03/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1279	7/31/2018	WD	Q	I	01	130,000
GRANTOR: WELLWOOD CAPITAL LLC						
GRANTEE: CARTER KAREN						
2184/1117	3/16/2018	WD	Q	I	01	100,000
GRANTOR: BOUCHARD LILLIAN E						
GRANTEE: WELLWOOD CAPITAL LL						

19526 CHANCE LN, HILLIARD

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

BUILDING NOTES

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	6	8	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
2	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	1996	1996	3	20	288	
3	1242	WD DECK A	0	100	16	9	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 672

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	100		OR	0.00	0.00	5.45	AC		1.00	1.00	2.25	21,000.00	47,250.00	257,512							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.45 Total Land Value: 257,512 Market: 0 Agricultural: 0 Common: 257,512 PRINTED 07/09/2026 BY SYS