PT LOTS 5,6,7 & PT S1/2 OF
NW1/4 OF NW1/4 SEC 29-3N-24E
IN OR 2578/1210 PARCEL A & B

WHITLEY JOSEPH M/STULL TARA A
26271 KARNCHAPKING DR
HILLIARD, FL 32046

2026

29-3N-24-2020-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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

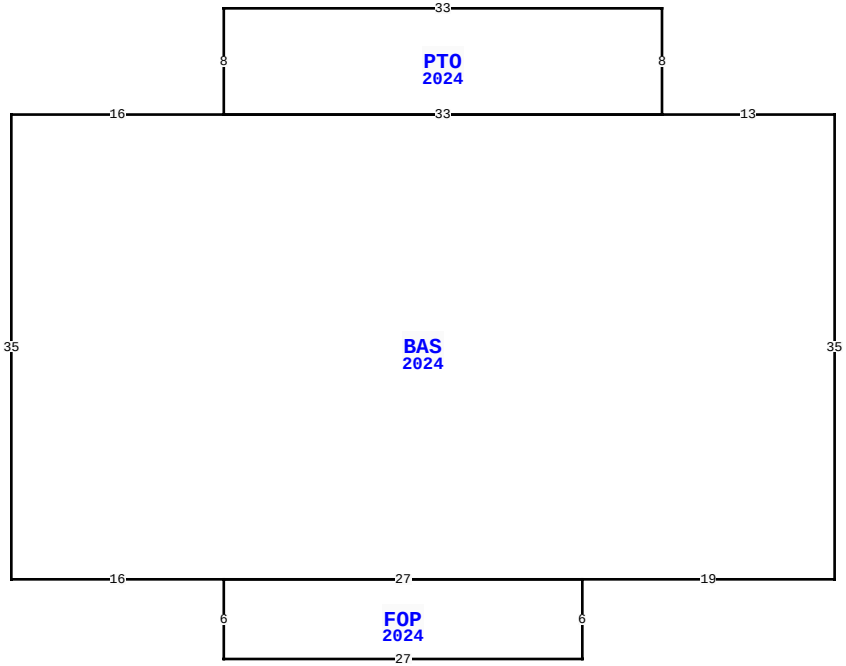
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2024	2,170	344,578
FOP	162	30	2024	49	7,781
PTO	264	5	2024	13	2,065
TOTALS	2,596			2,232	354,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,232	96.1380	159.59	356,205	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2170 HX Base Yr 2024



26271 KARNCHAPKING DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,424
TOTAL MARKET OB/XF VALUE		21,859
TOTAL LAND VALUE - MARKET		293,800
TOTAL MARKET VALUE		422,190
SOH/AGL Deduction		73,830
ASSESSED VALUE		348,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,949
TOTAL JUST VALUE		670,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		735,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010813	PRIVATE PROVIDER	28,019	09/20/2024
230010477	CO ISSUED		08/15/2023
23002525	NEW CONSTR	372,360	02/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2578/1210	7/14/2022	WD	U	V	11	100

GRANTOR: CHAPMAN HUBERT W SR &
GRANTEE: WHITLEY JOSEPH M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,10] W13 W33 W16 S35 E16 E27 E19 N35 $
FOP=[YR=2024;ORIG=64,45] S6 E27 N6 W27 $
PTO=[YR=2024;ORIG=64,2] E33 S8 W33 N8 $
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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	36	24	864.00	SF	10.00	10.00	100	2025	2024		98	8,467	
2	0680	POLE SHED	0	100	36	40	1,440.00	SF	10.00	10.00	100	2025	2022		93	13,392	

LAND DESCRIPTION

TOTAL OB/XF 21,859

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		OR			3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	006000	A	PASTURE - HA	0		OR			6.10	AC		1.00	1.00	1.00	370.00	370.00	2,257							
3	005600	A	TIMBER 3 N S	100		OR			10.00	AC		1.00	1.00	1.00	395.00	395.00	3,950							
4	005901	A	HARDWOOD SI	0		OR			3.50	AC		1.00	1.00	1.00	200.00	200.00	700							
5	009910	M	MARKET VALUE	0		OR			19.60	AC		1.00	1.00	1.00	13,000.00	13,000.00	254,800							

REVIEW DATE 12/13/2024 BY WWX Total Acres: 22.60 Total Land Value: 45,907 Market: 254,800 Agricultural: 6,907 Common: 39,000 PRINTED 07/09/2026 BY SYS