

LOT 8
IN OR 2823/1196 BEING PAR 1
EX ESMT OR 520/1075

STEVENS KORAL & ELI/GARRETT SHERRY & MICHAEL
17187 LILLER RD
HILLIARD, FL 32046

2026

34-4N-23-2020-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
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	1,680	100	2024	1,680	170,698
DCK	224	15	2026	34	3,455
UOP	96	25	2025	24	2,438
USP	200	50	2025	100	10,161
TOTALS	2,200			1,838	186,753

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0350	CARPORT WD	1 100	24	30	720.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	7.00
2	009605	C	WETLANDS	100	0005	OR	0.00	0.00	3.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,838	115.2000	103.68	190,564	2023	2023	0	0
1 M/H 94+ 100% - 2026 Heated Area: 1680 HX Base Yr 2026									
17187 LILLER RD, HILLIARD									
BLD DATE: 05/12/2026 MLU									

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
2	0350	CARPORT WD	1 100	24	30	720.00	SF	13.00	13.00	100	2024	2000		20	1,872	

TOTAL OB/XF										1,872						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0005	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	21,000.00	21,000.00
2	009605	C	WETLANDS	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,000.00	1,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										STANDARD					
VALUATION BY										Tax Group: 4 Tax Dist:					
BUILDING MARKET VALUE										186,753					
TOTAL MARKET OB/XF VALUE										1,872					
TOTAL LAND VALUE - MARKET										150,000					
TOTAL MARKET VALUE										338,625					
SOH/AGL Deduction										0					
ASSESSED VALUE										338,625					
TOTAL EXEMPTION VALUE										HX HB 51,411					
BASE TAXABLE VALUE										287,214					
TOTAL JUST VALUE										338,625					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										322,173					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011648	CO ISSUED		09/13/2023
230008121	REPLACEMENT DWMH	0	06/26/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2823/1196	10/08/2025	WD	Q	I	05	440,000	
GRANTOR: O'DELL CHARLES LOUIS							
GRANTEE: GARRETT SHERRY & MI							
2638/614	5/04/2023	WD	Q	I	05	250,000	
GRANTOR: YAWN GARY DEVERAUX &							
GRANTEE: O'DELL CHARLES LOUI							

BUILDING NOTES									
BAS=[YR=2024;ORIG=50,10] S30 E26 E4 E12 E4 E10 N30 W6 W20 W30 \$									
USP=[YR=2025;ORIG=80,0] E20 S10 W20 N10 \$									
UOP=[YR=2025;ORIG=80,40] E12 S8 W12 N8 \$									
DCK=[YR=2026;ORIG=96,40] W4 S8 W12 N8 W4 S16 E20 N16 \$									