PT OF LOT 2 IN OR 2142/744
(EX PT IN OR 442/614)
QUINCE HERRING ESTATE R/P UNR

WALTER TERESA LYNN
58104 COOPERS NECK RD
HILLIARD, FL 32046

2026

35-4N-25-4220-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

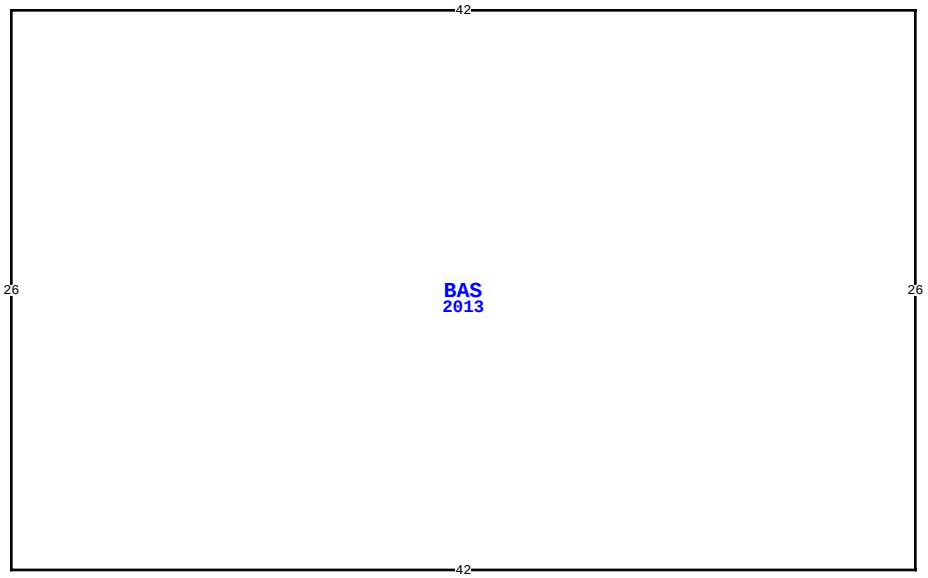
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2013	1,092	27,790
TOTALS	1,092			1,092	27,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,092	99.8000	84.83	92,634	1987	1987	0	0	0	70.00	30.00

2 M/H 93- 100% - 2022 Heated Area: 1092 HX Base Yr 2022



58104 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,790
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		192,250
TOTAL MARKET VALUE		220,040
SOH/AGL Deduction		49,574
ASSESSED VALUE		170,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,055
TOTAL JUST VALUE		220,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0744	8/25/2017	QC	U	I	11	100
GRANTOR: WHITE KAVIN KEITH SR						
GRANTEE: WALTER TERESA LYNN						
0385/0564	5/03/1983	WD	U	I	07	100
GRANTOR: HERRING MELVIE JORDAN						
GRANTEE: WHITE KAVIN KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W42 S26 E42 N26$.

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
1	000100	C	RES	100		OR	0.00	0.00	7.69	AC		1.00	1.00	1.00	25,000.00	25,000.00	192,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.69 Total Land Value: 192,250 Market: 0 Agricultural: 0 Common: 192,250 PRINTED 07/09/2026 BY SYS