PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 156/255,
OR 156/257,OR 156/259

JORDON LOUIS
& LEWIS BAKER EST, 49301 WANSLEY RD
HILLIARD, FL 32046

2026

38-4N-25-0000-0015-0000

BUILDING CHARACTERISTICS

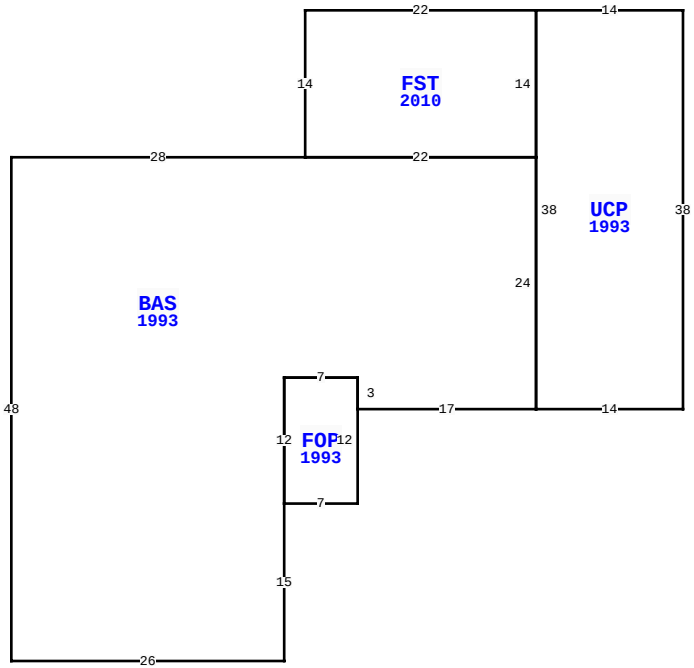
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,803	100	1993	1,803	167,731
FOP	84	30	1993	25	2,326
FST	308	55	2010	169	15,722
UCP	532	20	1993	106	9,861
TOTALS	2,727			2,103	195,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	108.0450	113.45	238,585	1982	1982	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 0 Heated Area: 1803 HX Base Yr 1981



49301 WANSLEY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,640
TOTAL MARKET OB/XF VALUE		1,842
TOTAL LAND VALUE - MARKET		91,200
TOTAL MARKET VALUE		237,988
SOH/AGL Deduction		115,079
ASSESSED VALUE		122,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,498
TOTAL JUST VALUE		288,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,754

MISC CRPTS= NV: KW 2/24

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W14 FST=[YR=2010] W22 S14 BAS=[YR=1993] W28 S48 E26 N15 FOP=[YR=1993] E7 N12 W7 S12$ N12 E7 S3 E17 N24 W22$ E22 N14$ S38 E14 N38$.

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
2	0681	POLE SHED	0	100	16	19	304.00	SF	15.00	15.00	100	1994	1994	3	20	912	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	46.5	930	

LAND DESCRIPTION

TOTAL OB/XF 1,842

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	395.00	395.00	506							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	40,000.00	40,000.00	51,200							

REVIEW DATE 02/08/2024 BY KWA Total Acres: 2.28 Total Land Value: 40,506 Market: 51,200 Agricultural: 506 Common: 40,000 PRINTED 07/09/2026 BY SYS