LOT 6
SECTION THIRTY-NINE
OR 2249/815

HEATON CHRISTOPHER/REISINGER WHITNEY
97221 LAFFITES WAY
YULEE, FL 32097

2026

39-3N-25-1139-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

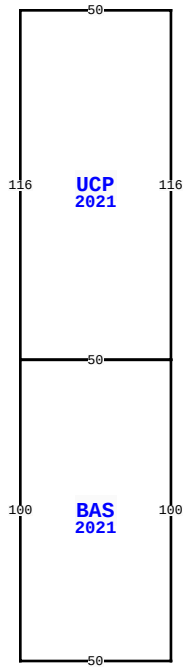
DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	2021	5,000	88,896
UCP	5,800	20	2021	1,160	20,624
TOTALS	10,800			6,160	109,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,160	47.5000	18.52	114,083	2021	2021	0	0	0	4.00	96.00

1 GARAGE RES 0% - 0 Heated Area: 5000 HX Base Yr



152633 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	09/29/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,520
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	239,700
TOTAL MARKET VALUE	170,102
SOH/AGL Deduction	0
ASSESSED VALUE	170,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,102
TOTAL JUST VALUE	355,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100979	NEW CONSTR	260,820	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0022	8/20/2020	SW	Q	V	02	122,000

GRANTOR: RAYDIENT LLC
GRANTEE: HEATON CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W50 S116 BAS=[YR=2021] S100 E50 N100 W50$ E50 N116$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0	0006	OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	17,000.00	17,000.00	46,750							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	11.35	AC		1.00	1.00	1.00	690.00	690.00	7,832							
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	11.35	AC		1.00	1.00	1.00	17,000.00	17,000.00	192,950							

REVIEW DATE 03/08/2023 BY KW Total Acres: 14.10 Total Land Value: 54,582 Market: 192,950 Agricultural: 7,832 Common: 46,750 PRINTED 07/09/2026 BY SYS