OR 281/35 EX 1-1 & 1-2 SEC 49
OR 531/600 EX 1-2 & 1-3 SEC 38
R360287 & R306296

**WHITWORTH JOYCE**
49406 WANSLEY ROAD
HILLIARD, FL 32046

**2026**

**49-4N-25-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 05 | Quality Level 05 |

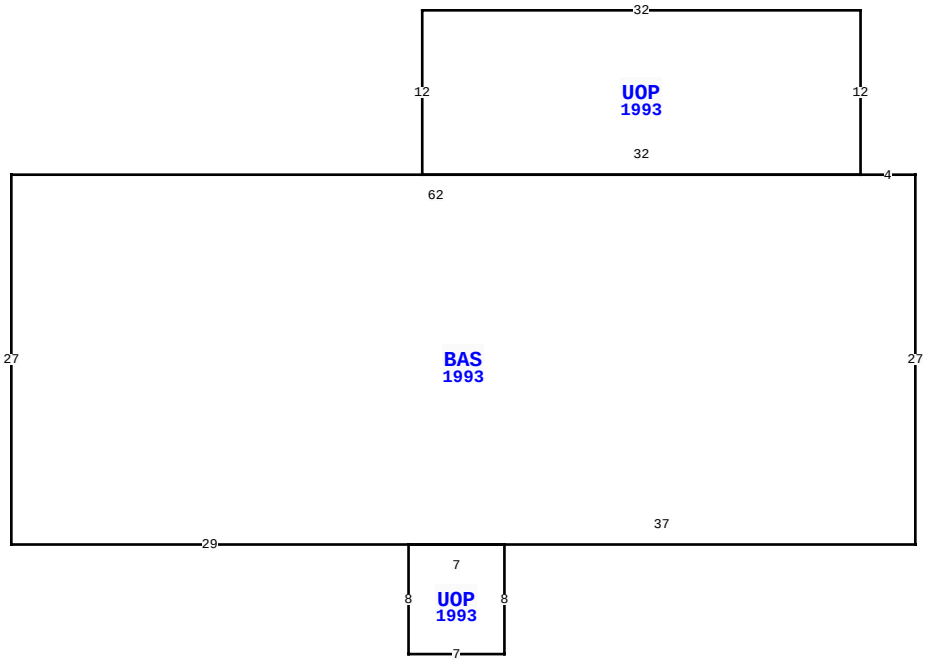
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | 1993 | 1,782 | 67,397 |
| UOP | 56 | 25 | 1993 | 14 | 530 |
| UOP | 384 | 25 | 1993 | 96 | 3,631 |
| TOTALS | 2,222 | | | 1,892 | 71,557 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,892 | 148.3200 | 126.07 | 238,524 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 1979 Heated Area: 1782 HX Base Yr 1979




49406 WANSLEY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 06/10/2025 KB |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 71,557 |
| TOTAL MARKET OB/XF VALUE | | 12,384 |
| TOTAL LAND VALUE - MARKET | | 405,900 |
| TOTAL MARKET VALUE | | 105,015 |
| SOH/AGL Deduction | | 44,757 |
| ASSESSED VALUE | | 60,258 |
| TOTAL EXEMPTION VALUE | HX HB WX | 40,258 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 489,841 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 438,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E007373 | NEW CONSTR | 0 | 09/01/2000 |
| B01 | XFOB | 0 | 01/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0281/0035 | 12/01/1978 | WD | Q | V | | 32,500 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N12 W32 S12 E32$ W62 S27 E29
UOP=[YR=1993] S8 E7 N8 W7$ E37 N27$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 16 | 320.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 2,240 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 36 | 13 | 468.00 | SF | 15.00 | 15.00 | 100 | 1965 | 1965 | 3 | 20 | 1,404 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 18 | 13 | 234.00 | SF | 15.00 | 15.00 | 100 | 1965 | 1965 | 3 | 20 | 702 | |
| 4 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 12.00 | SF | 45.00 | 45.00 | 100 | 2000 | 2000 | 3 | 20 | 108 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 10 | 32 | 320.00 | SF | 26.00 | 26.00 | 100 | 2000 | 2000 | 3 | 26 | 2,163 | |
| 6 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 4.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 20 | 800 | |
| 7 | 0300 | BOAT DCK W | 0 | 100 | 8 | 24 | 192.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 26 | 1,997 | |
| 8 | 0351 | CARPORT MT | 0 | 100 | 30 | 18 | 540.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 55 | 2,970 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,384

| 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 | 1.23 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 13,530 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 6,360 | | | | | | | |
| 3 | 005900 | A | TIMBER WETLA | 0 | | OR | 0.00 | 0.00 | 23.67 | AC | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 1,184 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 35.67 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 392,370 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 36.90 Total Land Value: 21,074 Market: 392,370 Agricultural: 7,544 Common: 13,530 PRINTED 07/09/2026 BY SYS