PT WILLIAM DRUMMOND GRANT
SEC 49-4N-25E IN OR 729/1289
ESMT RGTS IN OR 1925/215

WAY LOIS MARIE/WALKER FELICIA E
PO BOX 1342
HILLIARD, FL 32046-1342

2026

49-4N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

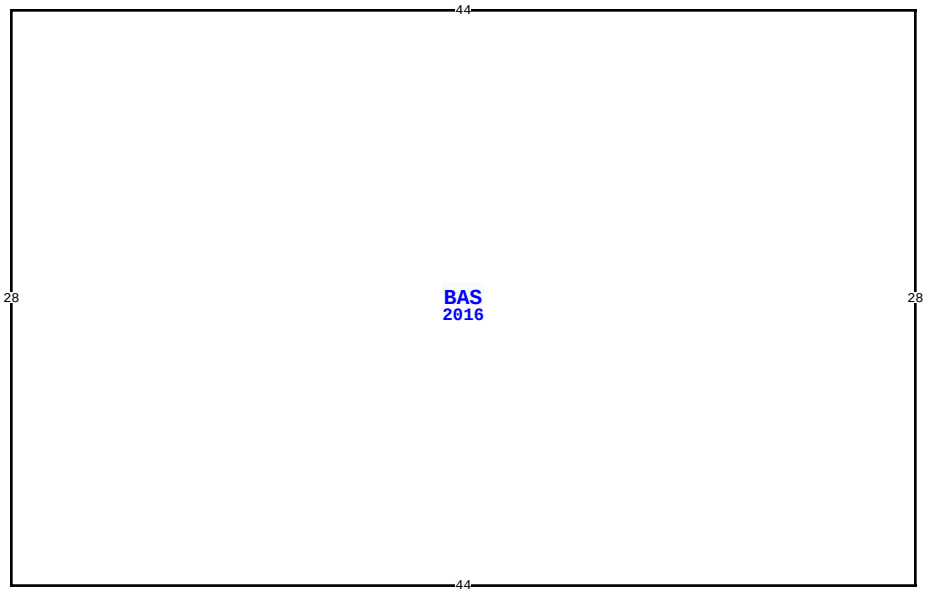
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2016	1,232	23,004
TOTALS	1,232			1,232	23,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,232	73.2200	62.24	76,680	1989	1989	0	0	0	70.00	30.00

3 M/H 93- 100% - 1996 Heated Area: 1232 HX Base Yr 1996



49230 WANSLEY 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		217,087
TOTAL MARKET OB/XF VALUE		907
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		342,994
SOH/AGL Deduction		107,827
ASSESSED VALUE		235,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,756
TOTAL JUST VALUE		342,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007892	CO ISSUED	0	08/02/2018
18003229	MH MOVE-ON	0	04/01/2018
MH145585	CO ISSUED	0	09/17/2014
P8871	OTHER	0	02/01/2005
E13745	NEW CONSTR	0	10/01/2004
MH	MH MOVE-ON	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2876/71	6/17/2026	QC	U	I	11	100
GRANTOR: WAY LOIS MARIE						
GRANTEE: WAY LOIS MARIE						
0729/1289	5/16/1995	QC	Q	I	01	1,000
GRANTOR: FORD WITHIE DANIEL						
GRANTEE: WAY LOIS MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W44 S28 E44 N28$.

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	0756	FEP	0	100	14	12	168.00	SF	27.00	27.00	100	2004	2004	3	20	907	

LAND DESCRIPTION

TOTAL OB/XF 907

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	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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49-4N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	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	06	Quality Level 06

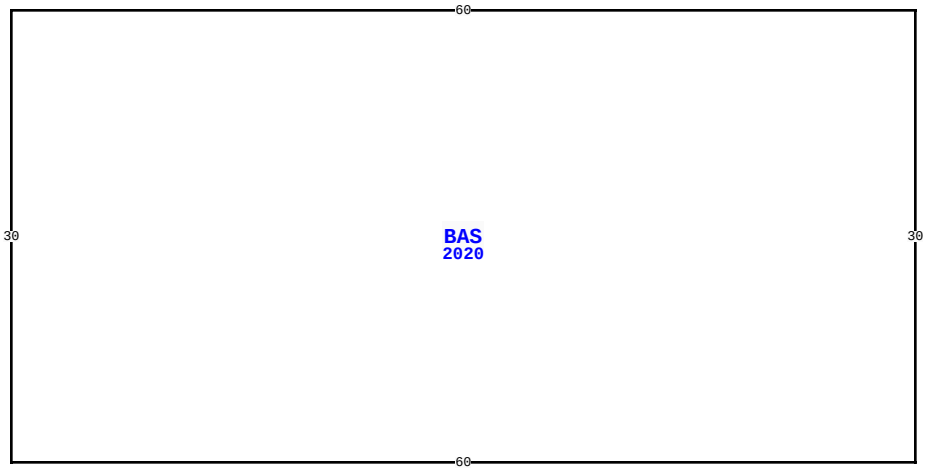
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	194,083
TOTALS	1,800			1,800	194,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	149.7600	134.78	242,604	2017	2017	0	0	0	20.00	80.00

4 M/H 94+ 100% - 1996 Heated Area: 1800 HX Base Yr 1996



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49230 WANSLEY RD, HILLIARD

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BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/08/2024 BY TWA Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS