PT WILLIAM NELSON GRANT
SEC 38-4N-25E &
PT WILLIAM DRUMMOND GRANT

CAMPBELL MICAELA RAE
49095 VOW LN
HILLIARD, FL 32046

2026

49-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

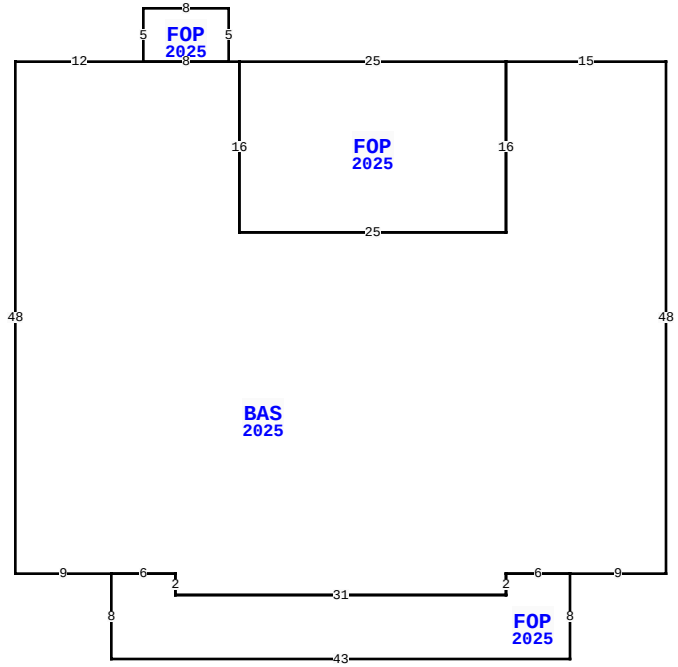
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,590	100	2025	2,590	467,236
FOP	40	30	2025	12	2,165
FOP	282	30	2025	85	15,334
FOP	400	30	2025	120	21,648
TOTALS	3,312			2,807	506,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,807	108.6720	180.40	506,383	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2590 HX Base Yr 2025



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

49095 VOW LN, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,383
TOTAL MARKET OB/XF VALUE		15,054
TOTAL LAND VALUE - MARKET		265,574
TOTAL MARKET VALUE		787,011
SOH/AGL Deduction		3,969
ASSESSED VALUE		783,042
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		731,631
TOTAL JUST VALUE		787,011
NCON VALUE		15,054
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001818	PRIVATE PROVIDER	408,162	02/14/2024
2201900	NEW CONSTR	408,162	08/04/2022
19005905	DEMOLITION	7,000	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0258	5/29/2019	WD	Q	I	01	215,000
GRANTOR: WANSLEY LESLIE O L/E						
GRANTEE: CAMPBELL MICAELA RA						
1991/1104	7/17/2015	FJ	U	I	11	100
GRANTOR: WANSLEY VIRGINIA O ES						
GRANTEE: WANSLEY LESLIE O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 E8 E1 S16 E25 N16 E15 S48 W9 W6 S2 W31 N2 W6 W9 N48 $
FOP=[YR=2025;ORIG=31,26] E25 N16 W25 S16 $
FOP=[YR=2025;ORIG=30,10] W8 N5 E8 S5 $
FOP=[YR=2025;ORIG=19,58] E6 S2 E31 N2 E6 S8 W43 N8 $
.

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	0300	BOAT DCK W	0	100	0	0	400.00	SF	40.00	40.00	100	2026	2020	03	87	13,920	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2026	2008	03	27	1,134	

LAND DESCRIPTION

TOTAL OB/XF 15,054

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	0005	OR	0.00	0.00	18.19	AC		1.00	1.00	1.00	14,600.00	14,600.00	265,574							

REVIEW DATE 09/09/2025 BY TWA Total Acres: 18.19 Total Land Value: 265,574 Market: 0 Agricultural: 0 Common: 265,574 PRINTED 07/09/2026 BY SYS