IN OR 86 PG 586
IN OR 119 PG 643

TROUILLE BILLY JR/TROUILLE TERRY
28098 SHUTTER TR
HILLIARD, FL 32046

2023

05-3N-24-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

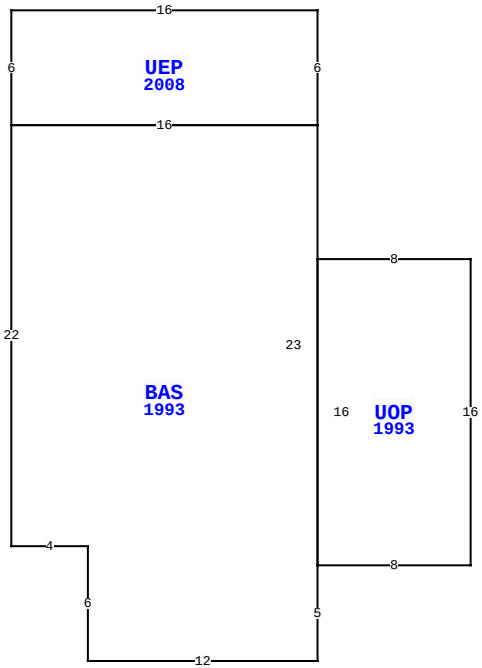
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	424	100	424	13,470
UEP	96	60	58	1,842
UOP	128	20	26	826
TOTALS	648		508	16,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	508	88.0000	79.42	40,345	1947	1947	0	10	0	50.00	40.00

1 SINGLE FAM – 0% - 2023 Heated Area: 424 HX Base Yr



552138 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,750
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	150,750
SOH/AGL Deduction	0
ASSESSED VALUE	150,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,750
TOTAL JUST VALUE	150,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0709	5/16/2022	FJ	U	I	11	0
GRANTOR: LATHAM FRANCES EMERSO						
GRANTEE: TROUILLE BILLY JR &						
0119/0643	1/01/1972	TA	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S22 E4 S6 E12 N5 UOP=[YR=1993] E8 N16 W8S16$ N23$ UEP=[YR=2008] N6 W16 S6E16$.

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	0680	POLE SHED	0	0	0	0	600.00	SF	10.00	10.00	100	1980	1980	3	20	1,200	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1935	1935	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	000115	C	SFR ACRES	0	0004		0.00	0.00	6.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	104,000							

REVIEW DATE 10/21/2019 BY TWA Total Acres: 6.50 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS

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Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

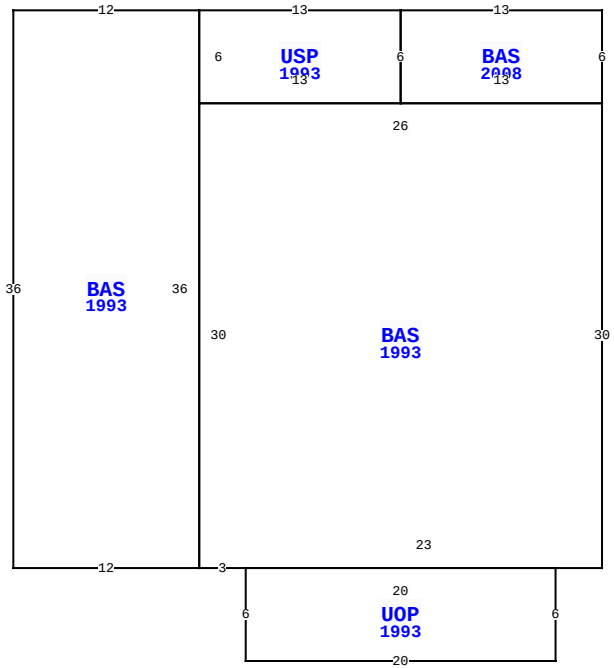
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	9,245
BAS	780	100	780	16,692
BAS	78	100	78	1,669
UOP	120	20	24	514
USP	78	30	23	492
TOTALS	1,488		1,337	28,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	59.2800	53.50	71,530	1935	1935	0	10	0	50.00	40.00

2 SINGLE FAM – 0% - 2023 Heated Area: 1290 HX Base Yr



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NCON VALUE	0
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GRANTEE: TROUILLE BILLY JR &						
0119/0643	1/01/1972	TA	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 USP=[YR=1993] W13 BAS=[YR=1993] W12 S36 E12 BAS=[YR=1993] E3 UOP=[YR=1993] S6 E20 N6 W20$ E23 N30 W26 S30$ N36$ S6 E13 N6$ S6 E13 N6$.

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

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 10/21/2019 BY TWA Total Acres: 6.50 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS