IN OR 842/1513
UTIL ESMT OR 2308/694

JACKSON LINDA C
28191 BOND ROAD
HILLIARD, FL 32046

2023

14-4N-23-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

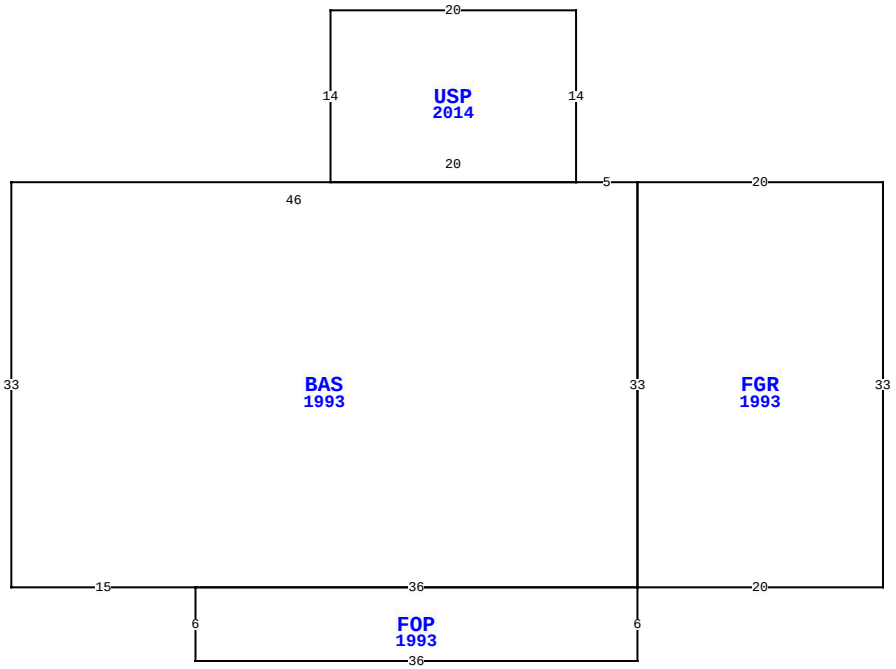
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	1,683	150,208
FGR	660	55	363	32,398
FOP	216	30	65	5,802
USP	280	30	84	7,497
TOTALS	2,839		2,195	195,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	122.8430	110.87	243,360	1986	1996	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 1999 Heated Area: 1683 HX Base Yr 1999



28191 BOND RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,905
TOTAL MARKET OB/XF VALUE		2,523
TOTAL LAND VALUE - MARKET		113,000
TOTAL MARKET VALUE		311,428
SOH/AGL Deduction		181,134
ASSESSED VALUE		130,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,294
TOTAL JUST VALUE		311,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23079	XFOB	14,542	11/01/2009
3575	N/A	35,000	08/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1513	7/29/1998	WD	Q	I		120,000
GRANTOR: NIGHBERT NEIL N						
GRANTEE: JACKSON LINDA C						
0661/1176	6/18/1992	WD	Q	I		86,000
GRANTOR: HIGGINBOTHAM TERRY						
GRANTEE: NIGHBERT NEIL N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W5 USP=[YR=2014] N14 W20 S14 E20$ W46 S33 E15 FOP=[YR=1993] S6 E36 N6 W36$ E36N33$ S33 E20 N33$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1987	1987	3	20	1,440	
2	0810	CONCRETE A	0	100	20	14	280.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,083	

LAND DESCRIPTION

TOTAL OB/XF 2,523

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	100	0005	OR	0.00	0.00	4.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	113,000							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 4.52 Total Land Value: 113,000 Market: 0 Agricultural: 0 Common: 113,000 PRINTED 08/02/2023 BY SYS