IN OR 562 PG 105
UTIL ESMT OR 2308/693

BRANNAN MURIEL A
28243 BOND RD
HILLIARD, FL 32046

2023

14-4N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

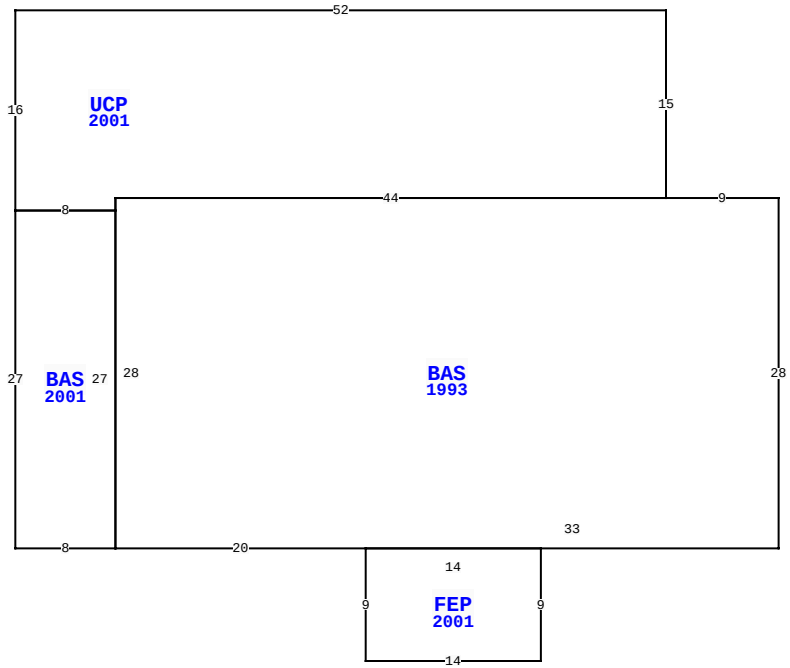
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	86,557
BAS	216	100	216	12,598
FEP	126	80	101	5,891
UCP	788	20	158	9,216
TOTALS	2,614		1,959	114,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	98.2940	88.71	173,783	1952	1959	0	0	0	34.25	65.75

1 SINGLE FAM – 100% - 0 Heated Area: 1700 HX Base Yr



28243 BOND RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,262
TOTAL MARKET OB/XF VALUE		10,351
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		175,613
SOH/AGL Deduction		95,688
ASSESSED VALUE		79,925
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		24,925
TOTAL JUST VALUE		175,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017793	CHNGE SRVC	300	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/0105	1/30/1989	WD	Q	I		35,000

GRANTOR: HIGGINBOTHAM CECIL

GRANTEE: BRANNAN THERON W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UCP=[YR=2001] N15 W52 S16 BAS=[YR=2001] S27 E8 N27 W8 $ E8 N1 E44 $ W44 S28 E20 FEP=[YR=2001] S9 E14 N9 W14 $ E33 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
1	0510	GARAGE WD-	0	100	45	24	1,080.00	SF	35.00	35.00	100	1980	1980	3	20	7,560	
2	0681	POLE SHED	0	100	24	19	456.00	SF	15.00	15.00	100	1980	1980	3	20	1,368	
3	0810	CONCRETE A	0	100	0	0	267.00	SF	6.50	6.50	100	2001	2001	3	82	1,423	

LAND DESCRIPTION

TOTAL OB/XF 10,351

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	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 06/05/2018 BY TWA Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS