PT LOT 1 IN OR 2404/1732
BOULOGNE COUNTRY SUB PBK 5/353

EASTERLING MICHELE LOIS L/E/
28094 RUSTIC WOODS TRAIL
HILLIARD, FL 32046

2023

14-4N-23-0190-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

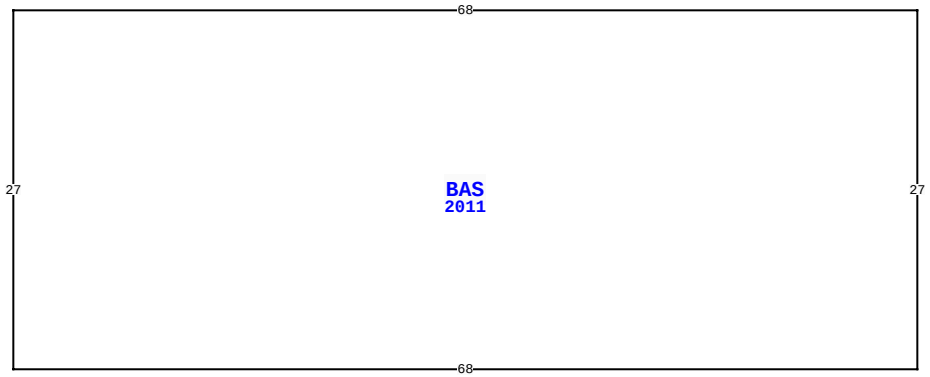
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	58,544
TOTALS	1,836		1,836	58,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,836	151.8400	106.29	195,148	1996	2001	0	0	20	50.00	30.00

1 M/H 94+ – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



28094 RUSTIC WOODS TRL, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,544
TOTAL MARKET OB/XF VALUE		4,909
TOTAL LAND VALUE - MARKET		124,000
TOTAL MARKET VALUE		187,453
SOH/AGL Deduction		50,668
ASSESSED VALUE		136,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,785
TOTAL JUST VALUE		187,453
NCON VALUE		58,543
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003426	CO ISSUED	0	03/15/2023
22018331	MH MOVE-ON	0	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1732	7/17/2020	QC	U	I	11	100
GRANTOR: EASTERLING MICHELE LO						
GRANTEE: BEVANS MICHELE L &						
1954/0901	12/12/2014	QC	U	I	11	100
GRANTOR: MUSGROVE MICHAEL FLOY						
GRANTEE: EASTERLING MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W68 S27 E68 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	1993	1993	3	68	2,249	

LAND DESCRIPTION

TOTAL OB/XF 4,909

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	4.96	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,000							

REVIEW DATE 02/22/2023 BY WW Total Acres: 4.96 Total Land Value: 124,000 Market: 0 Agricultural: 0 Common: 124,000 PRINTED 08/02/2023 BY SYS