PT OF SE1/4 OF SW1/4 OF NE1/4
PARCELS 3-9 & 3-12
IN OR 849/1144

COIRO ANDREW P & ELIZABETH A
28848 TRIGG ROAD
HILLIARD, FL 32046

2023

22-4N-23-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03

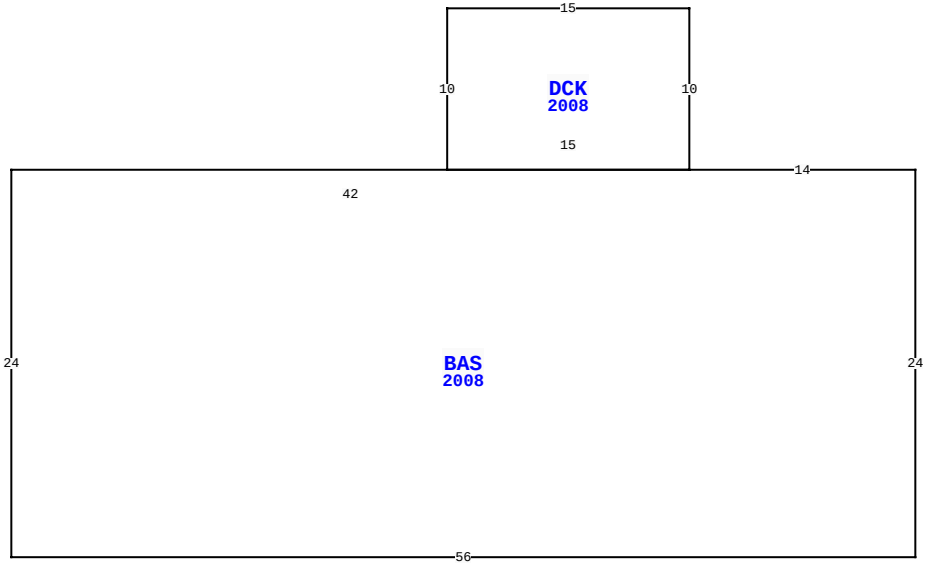
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,183
DCK	150	15	22	527
TOTALS	1,494		1,366	32,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,366	122.8000	79.82	109,034	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1344 HX Base Yr 1999



28848 TRIGG 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		32,710
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,200
TOTAL MARKET VALUE		96,910
SOH/AGL Deduction		62,671
ASSESSED VALUE		34,239
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,239
TOTAL JUST VALUE		96,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0849/1144	9/22/1998	WD	Q	I		25,000
GRANTOR: HOSTETTER EMMETT L &						
GRANTEE: COIRO ANDREW & ELIZ						
0759/0067	5/07/1996	WD	Q	I		30,000
GRANTOR: CHAVES EMILIO J GONZA						
GRANTEE: HOSTETTER EMMETT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 DCK=[YR=2008] N10 W15 S10 E15$ W42 S24 E56 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 2.14 Total Land Value: 64,200 Market: 0 Agricultural: 0 Common: 64,200 PRINTED 08/02/2023 BY SYS