PT OF SE1/4 OF NE1/4
IN OR 2235/1549
AFLCW2(A&B)G280511743

HUTSON JERRY LEE &/CARTER TERESA LYNN
PO BOX 1187
CALLAHAN, FL 32011

2023

22-4N-23-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

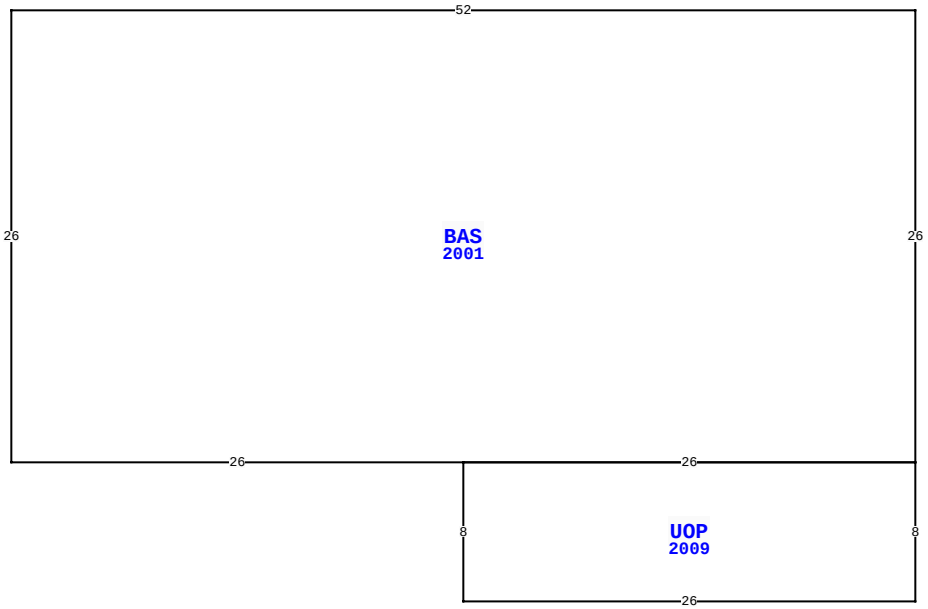
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	31,004
UOP	208	25	52	1,193
TOTALS	1,560		1,404	32,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	117.6000	76.44	107,322	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1352 HX Base Yr



28722 TRIGG RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,197
TOTAL MARKET OB/XF VALUE	2,324
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	109,521
SOH/AGL Deduction	42,744
ASSESSED VALUE	66,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,777
TOTAL JUST VALUE	109,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21982	XFOB	4,620	10/01/2008
MH013702	MH MOVE-ON	0	12/01/2001
8135	MH MOVE-ON	8,000	04/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/1549	11/09/2018	WD	Q	I	02	60,000
GRANTOR: ELMORE TINA RENAE & T						
GRANTEE: HUTSON JERRY LEE &						
2151/0570	10/09/2017	FJ	U	I	11	100
GRANTOR: KAHRS JANICE ESTATE						
GRANTEE: ELMORE TINA RENAE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S26 E26 UOP=[YR=2009] S8 E26 N8 W26$ E26 N26$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	1242	WD DECK A	0	0	7	6	42.00	SF	10.00	10.00	100	2000	2000	3	20	84	

LAND DESCRIPTION

TOTAL OB/XF 2,324

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS