SE1/4 OF NE1/4
IN OR 854/283

RADER CHRISTINE A
28674 TRIGG ROAD
HILLIARD, FL 32046

2023

22-4N-23-0000-0003-0170

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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

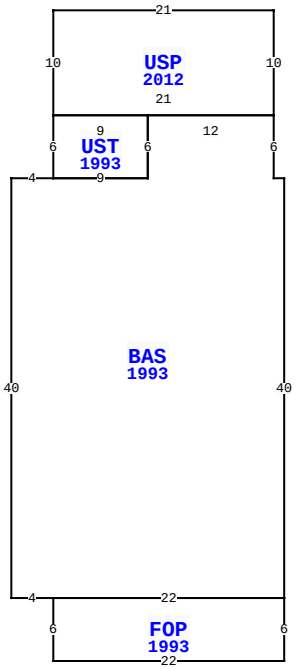
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	79,717
FOP	132	30	40	2,868
USP	210	30	63	4,516
UST	54	45	24	1,720
TOTALS	1,508		1,239	88,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,239	102.8200	92.80	114,979	1955	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1112 HX Base Yr 1999



28674 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		88,821
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		124,000
TOTAL MARKET VALUE		217,921
SOH/AGL Deduction		138,219
ASSESSED VALUE		79,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,702
TOTAL JUST VALUE		217,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0283	10/30/1998	WD	Q	I		52,000
GRANTOR: PEDERSEN ROBERT & MAR						
GRANTEE: RADER CHRISTINE A						
0819/0916	1/12/1998	WD	U	I	05	25,000
GRANTOR: BANKERS TRUST COMPANY						
GRANTEE: PEDERSEN ROBERT & M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W21 S10 UST=[YR=1993] S6 BAS=[YR=1993] W4 S40 E4 FOP=[YR=1993] S6 E22 N6 W22$ E22 N40 W1 N6 W12 S6 W9$ E9 N6 W9$ E21 N10$.

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	10	200.00	SF	30.00	30.00	100	1970	1970	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2010	2010	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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 09/14/2018 BY TWA Total Acres: 4.96 Total Land Value: 124,000 Market: 0 Agricultural: 0 Common: 124,000 PRINTED 08/02/2023 BY SYS