

PT OF SE1/4 OF NE1/4  
IN OR 1520/305  
1999 MERI DW/MH

WEBBER SARAH EST  
28596 TRIGG RD  
HILLIARD, FL 32046

2023

22-4N-23-0000-0003-0230



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                                                                                                                                                                                             |                      | MARKET ADJUSTMENTS       |             |                |                |             |           |             |          |        |                 |                              |                  | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|-------------|----------------|----------------|-------------|-----------|-------------|----------|--------|-----------------|------------------------------|------------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--------------|--------|-------------|--|--|--|--|--|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                                                                                                                                                                                        | MDL                  | EFF. AREA                | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT     | NORM   | % COND          | PAGE 1 of 1 4                |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0800                                                                                                                                                                                        | 02                   | 1,398                    | 124.0000    | 86.80          | 121,346        | 1996        | 1996      | 0           | 0        | 60.00  | 40.00           | VALUATION SUMMARY            |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 0% - 0                                                                                                                                                                          |                      |                          |             |                |                |             |           |             |          |        |                 | Heated Area: 1398 HX Base Yr |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 | <div><div>48</div><div>27</div><div>20</div><div>28</div><div>15</div><div>8</div><div>15</div><div>8</div><div>27</div><div>20</div></div> <div>BAS<br/>2004</div> <div>FEP<br/>2011</div> |                      |                          |             |                |                |             |           |             |          |        |                 | VALUATION BY                 |                  |                        |                             |      |         |      |     |    |        |  |  | STANDARD     |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | Tax Group: 4                 |                  |                        |                             |      |         |      |     |    |        |  |  | Tax Dist:    |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 100     |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | BUILDING MARKET VALUE        |                  |                        |                             |      |         |      |     |    |        |  |  | 48,538       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | TOTAL MARKET OB/XF VALUE     |                  |                        |                             |      |         |      |     |    |        |  |  | 1,780        |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | TOTAL LAND VALUE - MARKET    |                  |                        |                             |      |         |      |     |    |        |  |  | 30,000       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 3                | 100            |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | TOTAL MARKET VALUE           |                  |                        |                             |      |         |      |     |    |        |  |  | 80,318       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 2                | 100            |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | SOH/AGL Deduction            |                  |                        |                             |      |         |      |     |    |        |  |  | 8,178        |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | ASSESSED VALUE               |                  |                        |                             |      |         |      |     |    |        |  |  | 72,140       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | TOTAL EXEMPTION VALUE        |                  |                        |                             |      |         |      |     |    |        |  |  | 0            |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 | BASE TAXABLE VALUE           |                  |                        |                             |      |         |      |     |    |        |  |  | 72,140       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 03                                                                                                                                                                                          | Quality Level 03     |                          |             |                |                |             |           |             |          |        |                 |                              | TOTAL JUST VALUE |                        |                             |      |         |      |     |    |        |  |  |              | 80,318 |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200                                                                                                                                                                                        | MOBILE HOME          |                          |             |                |                |             |           |             |          |        |                 |                              | NCON VALUE       |                        |                             |      |         |      |     |    |        |  |  |              | 0      |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                | MKT AREA                                                                                                                                                                                    |                      |                          |             |                |                |             |           |             |          |        |                 | 09                           |                  |                        |                             |      |         |      |     |    |        |  |  | INCOME VALUE |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 9001.00                                                                                                                                                                                     |                      |                          |             |                |                |             |           |             |          |        |                 | PREVIOUS YEAR MKT VALUE      |                  |                        |                             |      |         |      |     |    |        |  |  | 67,959       |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                                                                                                                                | SUBAREA MARKET VALUE |                          |             |                |                |             |           |             |          |        |                 |                              |                  | PERMIT NUM             |                             |      |         |      |     |    |        |  |  |              |        | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  | AMT        |  |  |  |  |  |  |  |  |  |  |  | ISSUED |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,296            | 100            | 1,296                                                                                                                                                                                       | 44,997               |                          |             |                |                |             |           |             |          |        |                 |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                         | 120              | 85             | 102                                                                                                                                                                                         | 3,542                |                          |             |                |                |             |           |             |          |        |                 |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,416                                                                                                                                                                                       | 1,398                | 48,538                   |             |                |                |             |           |             |          |        |                 |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                                                                                                                                                                                             |                      | 28596 TRIGG RD, HILLIARD |             |                |                |             |           |             |          |        |                 |                              |                  | BLD DATE               |                             |      |         |      |     |    |        |  |  |              |        | LGL DATE    |  |  |  |  |  |  |  |  |  |  |  | 06/13/2023 |  |  |  |  |  |  |  |  |  |  |  | MLU    |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | 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                                                                                                                                           | 0756             | FEP            | 0                                                                                                                                                                                           | 0 15 8               | 120.00                   | SF          | 27.00          | 27.00          | 100         | 2004      | 2004        | 3        | 24     | 778             |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0                                                                                                                                                                                           | 0 10 8               | 80.00                    | SF          | 13.20          | 13.20          | 100         | 2004      | 2004        | 3        | 24     | 253             |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0940             | SHEDS/PORT     | 0                                                                                                                                                                                           | 0 10 8               | 80.00                    | SF          | 13.20          | 13.20          | 100         | 2004      | 2004        | 3        | 24     | 253             |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 1242             | WD DECK A      | 0                                                                                                                                                                                           | 0 20 8               | 160.00                   | SF          | 10.00          | 10.00          | 100         | 2006      | 2006        | 3        | 31     | 496             |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 |                              |                  | TOTAL OB/XF            |                             |      |         |      |     |    |        |  |  |              |        | 1,780       |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION                                                                                                                                                                        | CAP                  | R D                      | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPH 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           | 1.00        | AC        |             | 1.00     | 1.00   | 1.00            | 30,000.00                    | 30,000.00        | 30,000                 |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/16/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS |                  |                |                                                                                                                                                                                             |                      |                          |             |                |                |             |           |             |          |        |                 |                              |                  |                        |                             |      |         |      |     |    |        |  |  |              |        |             |  |  |  |  |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |        |  |  |  |  |  |  |  |  |  |  |  |