PT GOVT LOT 2 & PT OF W1/4 OF
E1/2 OF FRACL SEC 22-4N-23E
IN OR 2259/1006

SAWICKI PATRICK T
281070 TRIGG RD
HILLIARD, FL 32046

2023

22-4N-23-0000-0004-0000

BUILDING CHARACTERISTICS

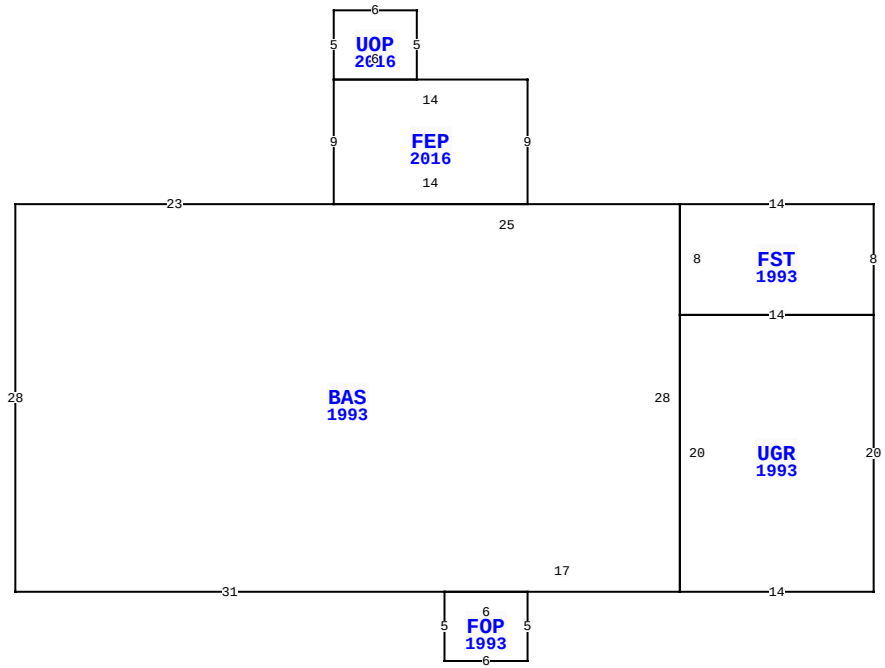
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,344	100	1,344	108,853
FEP	126	80	101	8,180
FOP	30	30	9	729
FST	112	55	62	5,022
UGR	280	45	126	10,205
UOP	30	20	6	486
TOTALS	1,922		1,648	133,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	108.1200	97.58	160,812	1958	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1344 HX Base Yr



281070 TRIGG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,474
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		124,500
TOTAL MARKET VALUE		258,910
SOH/AGL Deduction		36,299
ASSESSED VALUE		222,611
TOTAL EXEMPTION VALUE	13	222,611
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3031	H/AC	2,500	05/25/1989
5951	REMODEL	600	05/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/1006	3/01/2019	QC	U	I	11	100
GRANTOR: SAWICKI PATRICK T & P						
GRANTEE: SAWICKI PATRICK T						
2031/1391	2/16/2016	WD	Q	I	01	130,400
GRANTOR: PEDERSEN ROBERT L JR						
GRANTEE: SAWICKI PATRICK T &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W6 S5 FEP=[YR=2016] S9 BAS=[YR=1993] W23 S28 E31 FOP=[YR=1993] S5 E6 N5 W6 $ E17 UGR=[YR=1993] E14 N20 FST=[YR=1993] N8 W14 S8 E14 $ W14 S20 $ N28 W25 $ E14 N9 W14 $ E6 N5 $.

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
5	0812	CONCRETE C	0	100	0	0	1,064.00	SF	4.00	4.00	100	1970	1970	3	22	936	

LAND DESCRIPTION

TOTAL OB/XF 936

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	4.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,500							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 4.98 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/02/2023 BY SYS