

E1/2 OF NE1/4 OF NE1/4
PARCELS 1 & 2-7
IN OR 1390/1217

CASWELL JESSE R & CHERIE J
28341 CENTURY LANE
HILLIARD, FL 32046

2023

23-4N-23-0000-0001-0000



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	30	VINYL 100	0800	02	1,800	160.6800	112.48	202,464	1995	2000	0	0	0	52.00	48.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006													Heated Area: 1620													HX Base Yr 2006												
Roof Cover	12	MODULAR MT 100	UOP 2019 BAS 2001																																						
Interior Wall	05	DRYWALL 100																																							
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		06	Quality Level 06																																						
DOR CODE		5000IMPROVED AG																																							
MAP NUM												MKT AREA										09																			
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,620	100	1,620	87,465																																					
UOP	720	25	180	9,718																																					
TOTALS		2,340	1,800	97,183																																					
EXTRA FEATURES					28341 CENTURY LN, HILLIARD																																				
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																									
3	0350	CARPORT WD	0 100	26	24	624.00	SF	13.00	13.00	100	2005	2005	3	27	2,190																										
4	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000																										
5	0811	CONCRETE B	0 100	0	0	779.00	SF	5.20	5.20	100	2005	2005	3	87	3,524																										
6	0940	SHEDS/PORT	0 100	32	11	352.00	SF	21.30	21.30	100	2007	2007	3	35	2,624																										
7	0681	POLE SHED	0 100	42	40	1,680.00	SF	15.00	15.00	100	2000	2000	3	29	7,308																										
TOTAL OB/XF 21,646																																									
LAND DESCRIPTION																																									
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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
2	006000	A	PAST1/HAY	0			0.00	0.00	20.22	AC		1.00	1.00	1.00	440.00	440.00	8,897																								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	21.22	AC		1.00	1.00	1.00	14,000.00	14,000.00	297,080																								
REVIEW DATE 05/19/2020 BY TWA Total Acres: 21.22 Total Land Value: 38,897 Market: 297,080 Agricultural: 8,897 Common: 30,000 PRINTED 08/02/2023 BY SYS																																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/1217	2/21/2006	WD	U	I	07	100

GRANTOR: GEIGER CLINTON & KATH

GRANTEE: CASWELL JESSE R & C

1363/0393	10/31/2005	WD	Q	I		219,000
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GRANTOR: GEIGER CLINTON R & KA

GRANTEE: CASWELL JESSE R & C

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W60 S12 BAS=[YR=2001] S27 E60 N27 W60\$ E60 N12\$