IN OR 982/1318
CONVENANTS & RESTRICTIONS IN
PT OR 982/1315

CASHION ARLINE G
28080 TRINITY LANE
HILLIARD, FL 32046-7387

2023

23-4N-23-0000-0002-0140

BUILDING CHARACTERISTICS

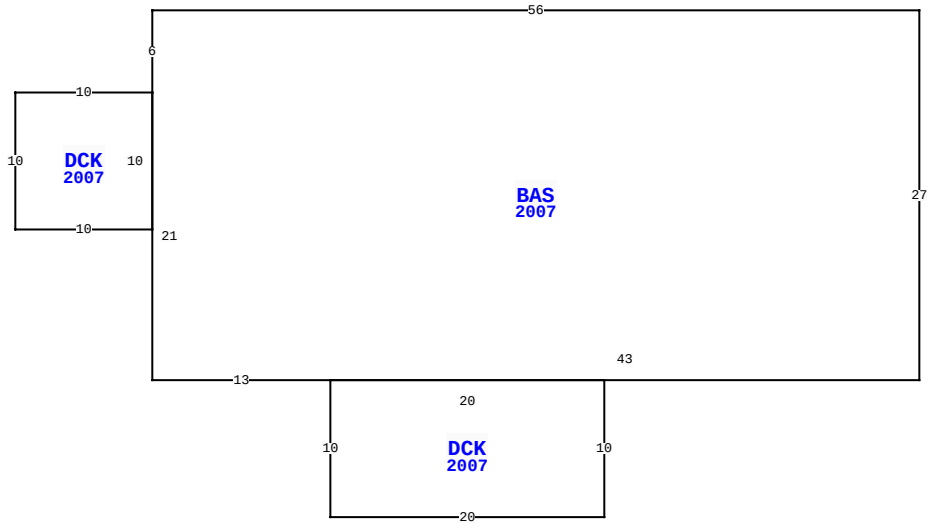
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,512	100	1,512	62,022
DCK	100	15	15	616
DCK	200	15	30	1,231
TOTALS	1,812		1,557	63,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,557	117.2000	82.04	127,736	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



BLD DATE	04/23/2008	JH	LGL DATE	
XF DATE	04/23/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

28080 TRINITY LN, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,868
TOTAL MARKET OB/XF VALUE	5,378
TOTAL LAND VALUE - MARKET	35,100
TOTAL MARKET VALUE	104,346
SOH/AGL Deduction	16,442
ASSESSED VALUE	87,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,904
TOTAL JUST VALUE	104,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3488	MOVE ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/1318	4/23/2001	WD	Q	I		21,900

GRANTOR: GRAHAM SHARI T
GRANTEE: CASHION ARLINE G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S6 DCK=[YR=2007] W10 S10 E10 N10$ S21 E13
DCK=[YR=2007] S10 E20 N10 W20$ E43 N27$.

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	0	10	9	90.00	SF	13.20	13.20	100	2001	2001	3	20	238	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
3	0681	POLE SHED	0	0	0	0	200.00	SF	15.00	15.00	100	2012	2012	3	71	2,130	

LAND DESCRIPTION

TOTAL OB/XF 5,378

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	0007	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,100							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 1.17 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 08/02/2023 BY SYS