

SIMS MARY
28141 FAITH LANE
HILLIARD, FL 32046

23-4N-23-0000-0006-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 5025MOD METAL 5003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 9005DRYWALL 1014CARPET 9008SHT VINYL 1004CENTRAL 10004AIR DUCTED 1003 1003 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,0241001,02421,787BAS4481004489,532BAS88100881,872UOP802520425TOTALS1,6401,58033,616EXTRA FEATURES28141 FAITH LN, HILLIARDL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10510GARAGE WD-01001515225.00SF35.0035.00100198719873201,57520812CONCRETE C0100001,255.00SF4.004.0010019871987354.52,73640350CARPORT WD01002021420.00SF13.0013.00100198019803201,09260350CARPORT WD01001215180.00SF13.0013.001001991199132046870350CARPORT WD01001620320.00SF13.0013.001001989198932083280510GARAGE WD-01003021630.00SF35.0035.00100199219923204,41090680POLE SHED010012896.00SF10.0010.0010019961996325240LAND DESCRIPTIONTOTAL OB/XF11,353LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES1000005OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000REVIEW DATE10/16/2017BYTWXTotal Acres: 1.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD0820021,580109.100070.92112,054197419870070.0030.00

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE33,616TOTAL MARKET OB/XF VALUE11,353TOTAL LAND VALUE - MARKET30,000TOTAL MARKET VALUE74,969SOH/AGL Deduction40,147ASSESSED VALUE34,822TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE9,822TOTAL JUST VALUE74,969NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE60,207SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1426/19587/11/2006WDUUI2360,000GRANTOR:MUSGROVE A J & VIRGINGRANTEE:SIMS MARY0858/007812/07/1998WDUUI01100GRANTOR:MUSGROVE A JGRANTEE:MUSGROVE A J & VIRGBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W13 BAS=[YR=1995] N16 W28 S8 BAS=[YR=2001] W11 UOP=[YR=2001] W10 S8 E10 N8 \$ S8 E11 N8 \$ S8 E28 \$ W49 S12 E21 S10 E28 N10 E13 N12 \$.

28141 FAITH LN, HILLIARD

Heated Area: 1560

HX Base Yr 2009

BAS 1995

BAS 2001

BAS 1993

UOP 2001