PT OF SE1/4 OF NE1/4
IN OR 2468/1694
ESMT OR 1493/1197

BERRY DANIEL R & KATHERINE E
28221 CHARITY LN
HILLIARD, FL 32097

2023

23-4N-23-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

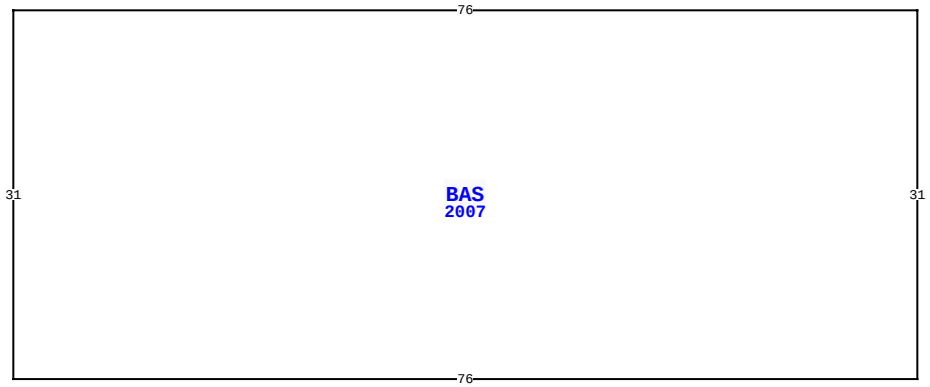
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	119,837
TOTALS	2,356		2,356	119,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	82.04	193,286	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



28221 CHARITY LN, HILLIARD

BLD DATE	04/23/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,837
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		218,057
SOH/AGL Deduction		39,848
ASSESSED VALUE		178,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,209
TOTAL JUST VALUE		218,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003850	REPAIR/RRF	12,700	03/11/2022
C4924	CO ISSUED	0	04/01/2007
E19098	ELEC OTHER	0	04/01/2007
MH4924	MH MOVE-ON	0	04/01/2007
M12832	MECH OTHER	0	04/01/2007
P12299	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1694	6/01/2021	SW	U	I	12	215,000
GRANTOR: VANDERBILT MTG & FINA						
GRANTEE: BERRY DANIEL R & KA						
2408/1589	11/05/2020	CT	U	I	18	137,600
GRANTOR: CLERK OF COURTS						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S31E76N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 05/31/2022 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS