W1/2 OF NE1/4 OF NW1/4
IN OR 1890/1150
ESMT OR 1158/1024

HARRIS HUGH L III
28197 TRIGG ROAD
HILLIARD, FL 32046

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

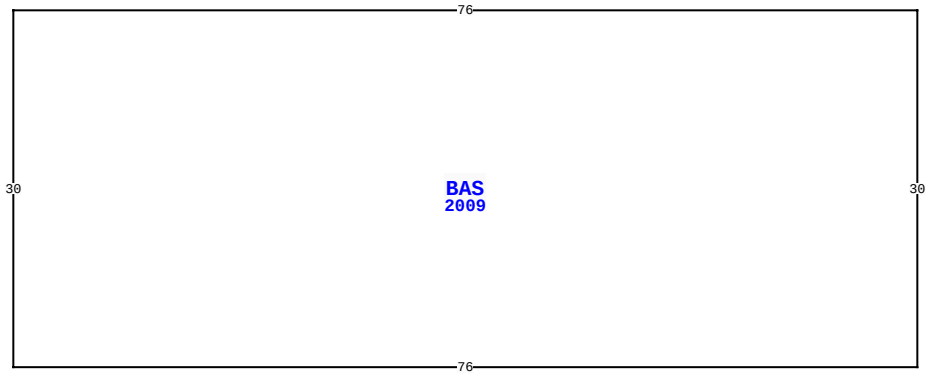
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	126,017
TOTALS	2,280		2,280	126,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.8400	106.29	242,341	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



28197 TRIGG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,017
TOTAL MARKET OB/XF VALUE		73
TOTAL LAND VALUE - MARKET		266,000
TOTAL MARKET VALUE		392,090
SOH/AGL Deduction		196,563
ASSESSED VALUE		195,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,527
TOTAL JUST VALUE		392,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034164	MH MOVE-ON	0	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1150	11/18/2013	QC	U	I	11	100
GRANTOR: HARRIS HUGH L III & L						
GRANTEE: HARRIS HUGH L III						
1080/1972	9/16/2002	WD	Q	V		76,700
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: HARRIS HUGH L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

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
3	1242	WD DECK A	0	100	6	6	36.00	SF	7.50	7.50	100	2005	2005	3	27	73	

LAND DESCRIPTION

TOTAL OB/XF 73

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	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 19.00 Total Land Value: 266,000 Market: 0 Agricultural: 0 Common: 266,000 PRINTED 08/02/2023 BY SYS