

PT OF S1/2 OF NW1/4
N OFF TRIGG RD
IN OR 1197/1690

CARTER EDDIE L
28445 TRIGG ROAD
HILLIARD, FL 32046

2023

23-4N-23-0000-0012-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	2,052	100	2,052	106,707
TOTALS	2,052		2,052	106,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.57

REVIEW DATE 10/16/2017 BY TWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,052	132.6600	92.86	190,549	2004	2004	0	0	44.00	56.00	
1 M/H 94+ - 100% - 2005 Heated Area: 2052 HX Base Yr 2005												
27 76 27 76												
BAS 2004												

28445 TRIGG RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
3,115												

TOTAL OB/XF												
3,115												

Total Acres: 1.57 Total Land Value: 47,100 Market: 0 Agricultural: 0 Common: 47,100

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		106,707	
TOTAL MARKET OB/XF VALUE		3,115	
TOTAL LAND VALUE - MARKET		47,100	
TOTAL MARKET VALUE		156,922	
SOH/AGL Deduction		71,433	
ASSESSED VALUE		85,489	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		35,489	
TOTAL JUST VALUE		156,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047935	H/AC	0	02/02/2004
E951647	CHNGE SRVC	0	03/03/1995
7457	MH MOVE-ON	8,000	09/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1690	12/29/2003	WD	U	I	11	18,000
GRANTOR: TAYAG CHRISTINA E						
GRANTEE: CARTER EDDIE L						
1197/1688	12/29/2003	WD	U	I	07	100
GRANTOR: WEAVER CHESTER E						
GRANTEE: TAYAG CHRISTINA E						

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2004] W76 S27 E76 N27\$.

TOTAL OB/XF									
3,115									

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