

NETTLES RICHARD A & AMBER B
28296 TRIGG RD
HILLIARD, FL 32046

23-4N-23-0000-0012-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		20	FACE BRICK 90							0100	01	2,636	115.3152	104.07	274,329	1989	1994		0		0	20.28	79.72	VALUATION BY STANDARD									
Exterior Wall		05	AVERAGE 10							1 SINGLE FAM - 100% - 2019 Heated Area: 2143 HX Base Yr 2019														Tax Group: 4 Tax Dist:									
Roof Structur		03	GABLE/HIP 100							Detailed floor plan showing building footprint with dimensions and area calculations. Dimensions: - Main rectangular section: 26' x 29' - Left wing: 17' x 14' - Right wing: 20' x 27' - Bottom extension: 18' x 4' - Internal divisions: 5', 14', 12', 15', 12', 29', 27', 20', 14', 2', 2', 18', 18', 2', 2', 5', 4', 1', 1' Area Calculations: - BAS 1993: 2,143 sq ft - FEP 2002: 180 sq ft - FGR 1993: 540 sq ft - FOP 1993: 174 sq ft														BUILDING MARKET VALUE 218,695									
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE 14,495									
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 165,000									
Interior Floo		12	HARDWOOD 50																					TOTAL MARKET VALUE 398,190									
Interior Floo		14	CARPET 50																					SOH/AGL Deduction 184,649									
Air Condition		03	CENTRAL 100																					ASSESSED VALUE 213,541									
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms			3 100																					BASE TAXABLE VALUE 163,541									
Bathrooms			2 100																					TOTAL JUST VALUE 398,190									
Frame Stories Units		02	WOOD FRAME 100																					NCON VALUE 0									
Occupancy		00	NONE 100																					INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE 294,950									
Quality		05	Quality Level 05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				09																										
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,143	100	2,143	177,793																													
FEP	180	80	144	11,947																													
FGR	540	55	297	24,641																													
FOP	174	30	52	4,314																													
TOTALS		3,037		2,636	218,695																												
EXTRA FEATURES										28296 TRIGG RD, HILLIARD										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/19/2023 MLU									
L N	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	0811	CONCRETE B	0 100	0 0	554.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,714																			
3	0845	KOOL DECK	0 100	0 0	557.00	SF	7.25	7.25	100	1992	1992	3	66	2,665																			
4	0940	SHEDS/POR	0 100	12 16	192.00	SF	21.30	21.30	100	1991	1991	3	20	818																			
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																			
7	0350	CARPORT WD	0 100	32 24	768.00	SF	9.36	9.36	100	1997	1997	3	20	1,438																			
8	0351	CARPORT MT	0 100	20 22	440.00	SF	10.00	10.00	100	2010	2010	3	50	2,200																			
9	0940	SHEDS/POR	0 100	20 10	200.00	SF	30.00	30.00	100	2010	2010	3	50	3,000																			
LAND DESCRIPTION										TOTAL OB/XF 14,495																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000																
REVIEW DATE 07/13/2017 BY TW Total Acres: 11.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS																																	