PT OF S1/2 OF NW1/4
IN OR 1679/1140
2004 SKYO DW/MH

GEIGER JULIA A
28430 TRIGG RD
HILLIARD, FL 32046

2023

23-4N-23-0000-0012-0130

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	08	SHT VINYL 100
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	06	Quality Level 06

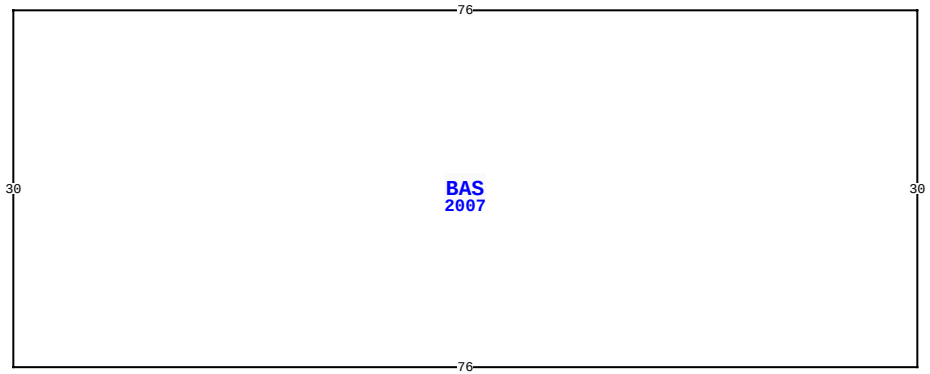
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	132,455
TOTALS	2,280		2,280	132,455

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	148.2000	103.74	236,527	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2011 Heated Area: 2280 HX Base Yr 2011



28430 TRIGG RD, HILLIARD

BLD DATE	08/05/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,455
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		102,500
TOTAL MARKET VALUE		242,355
SOH/AGL Deduction		135,129
ASSESSED VALUE		107,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,226
TOTAL JUST VALUE		242,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/1140	5/28/2010	WD	Q	I	01	140,000
GRANTOR: LOADHOLTZ JAVAN D & L						
GRANTEE: GEIGER JULIA A						
1563/0150	4/24/2008	WD	U	I	06	100
GRANTOR: LOADHOLTZ JAVAN D ETA						
GRANTEE: LOADHOLTZ JAVAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S30E76N30$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1987	1987	3	20	2,800	
2	0681	POLE SHED	0	100	20	15	300.00	SF	11.25	11.25	100	2005	2005	3	44	1,485	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	4.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	102,500							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 4.10 Total Land Value: 102,500 Market: 0 Agricultural: 0 Common: 102,500 PRINTED 08/02/2023 BY SYS