



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,456	100	1,456
			SUBAREA MARKET VALUE
			83,330
TOTALS	1,456		1,456
			83,330

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,456	116.8000	81.76	119,043	2011	2011	0	0	30.00	70.00			
1 M/H 94+ - 100% - 2022 Heated Area: 1456 HX Base Yr 2022														
28100 TRIGG RD, HILLIARD														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	06/13/2023	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			83,330
TOTAL MARKET OB/XF VALUE			2,733
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			116,063
SOH/AGL Deduction			17,976
ASSESSED VALUE			98,087
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			48,087
TOTAL JUST VALUE			116,063
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5320	CO ISSUED	0	01/20/2011
E23147	NEW CONSTR	0	12/01/2010
M15844	H/AC	0	12/01/2010
P14576	NEW CONSTR	0	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0113	11/25/2015	WD	U	I	11	100
GRANTOR: MADDOX NORMA M						
GRANTEE: MADDOX TEISHA						
0968/0627	1/26/2001	WD	U	V	01	100
GRANTOR: MUSGROVE MITCHELL & J						
GRANTEE: MADDOX NORMA M						

EXTRA FEATURES																
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
3	0940	SHEDS/PORT	0	100	10	10			21.30	100	2008	2008	3	40	852	
4	0681	POLE SHED	0	100	19	11			15.00	100	2009	2009	3	60	1,881	

BUILDING NOTES													
28100 TRIGG RD, HILLIARD													

BUILDING DIMENSIONS													
BAS=[YR=2011] W56 S26 E56 N26\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							