

LOTS 9 & 10
IN OR 1199/921
ESMT PT OR 1308/955

EDWARDS LEON D
28280 DO HI WAY
HILLIARD, FL 32046

2023

23-4N-23-2020-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

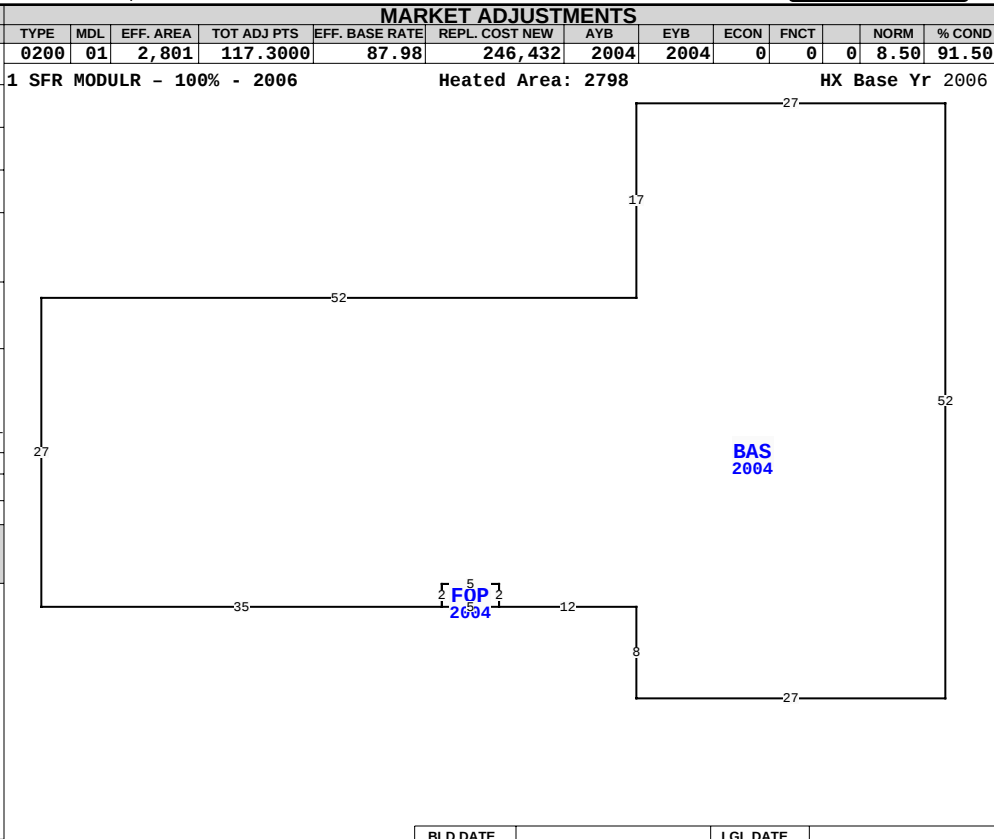
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100	2,798	225,244
FOP	10	30	3	242
TOTALS	2,808		2,801	225,485

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
3	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	2013	2013	3
4	0810	CONCRETE A	0 100	0	0	290.00	SF	6.50	6.50	100	2013	2013	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00
2	005500	A	TIMBER 2 SI	0			0.00	0.00	9.00	AC		1.00	1.00
3	005600	A	TIMBER 3 SI	0			0.00	0.00	6.00	AC		1.00	1.00
4	005902	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00	1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	18.00	AC		1.00	1.00

REVIEW DATE 05/19/2020 BY TWA



28280 DO HI WAY, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
17,541													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,485	
TOTAL MARKET OB/XF VALUE		17,541	
TOTAL LAND VALUE - MARKET		312,000	
TOTAL MARKET VALUE		310,961	
SOH/AGL Deduction		141,116	
ASSESSED VALUE		169,845	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		119,845	
TOTAL JUST VALUE		555,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27139	NEW CONSTR	24,372	04/01/2013
E0514203	ELEC OTHER	0	02/01/2005
B0412590	FOUNDATION	0	01/04/2004
B0412642	MH MOVE-ON	0	01/04/2004
MH992549	MH MOVE-ON	0	01/02/1999
MH992539	MH MOVE-ON	0	01/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1199/0921	1/02/2004	WD U	V	21	
GRANTOR: WINN HUGH JR ETAL					
GRANTEE: EDWARDS LEON D					
1197/1843	12/29/2003	TD U	V	01	100
GRANTOR: WINN GENE T & JOANNE					
GRANTEE: WINN GENE T					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W27 S17 W52 S27 E35 FOP=[YR=2004] E5 N2 W5 S2\$ N2 E5 S2 E12 S8 E27 N52\$.													

Total Acres: 20.00 Total Land Value: 67,935 Market: 252,000 Agricultural: 7,935 Common: 60,000 PRINTED 08/02/2023 BY SYS