PT OF LOTS 42 & 43 (S-2 & S-3)
IN OR 841/1278
CORNWALL SURVEY

CAUDILL CHARLOTTE A
281441 SUNBERG ROAD
HILLIARD, FL 32046

2023

23-4N-23-2020-0042-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

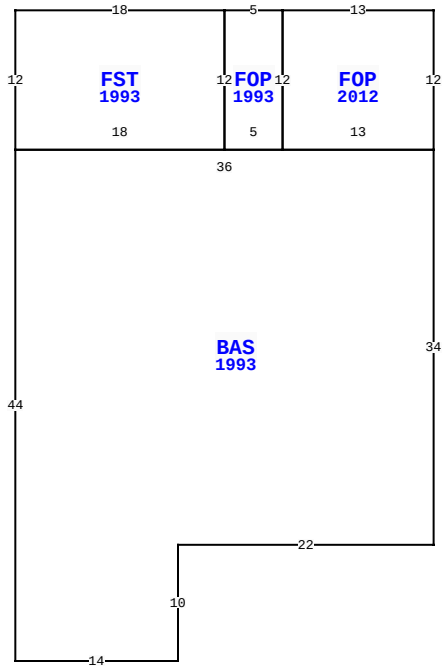
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,364	100	1,364	89,327
FOP	60	30	18	1,179
FOP	156	30	47	3,078
FST	216	55	119	7,793
TOTALS	1,796		1,548	101,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	93.3300	84.23	130,388	1962	1962	0	0	0	22.25	77.75

1 SINGLE FAM – 100% - 0 Heated Area: 1364 HX Base Yr



281441 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,377
TOTAL MARKET OB/XF VALUE		17,878
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		167,255
SOH/AGL Deduction		102,758
ASSESSED VALUE		64,497
TOTAL EXEMPTION VALUE	HX HB	39,497
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5725	NEW CONSTR	700	02/15/1989
5505	GARAGE	10,608	02/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/1278	7/20/1998	WD	U	I	06	100
GRANTOR: CAUDILL LONNIE & CHAR						
GRANTEE: CAUDILL CHARLOTTE						
0245/0079	8/01/1977	WD	U	I		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W13 FOP=[YR=1993] W5 FST=[YR=1993] W18 S12
BAS=[YR=1993] S44 E14 N10 E22 N34 W36$ E18 N12$ S12 E5 N12$
S12 E13 N12$.

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1979	1979	3	20	1,123	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	59.5	14,851	
3	0940	SHEDS/PORT	0	100	6	6	36.00	SF	20.10	20.10	100	1987	1987	3	20	145	
4	0350	CARPORT WD	0	100	15	14	210.00	SF	13.00	13.00	100	1970	1970	3	20	546	
5	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1987	1987	3	20	312	
6	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	1980	1980	3	35	901	

LAND DESCRIPTION

TOTAL OB/XF 17,878

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	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS