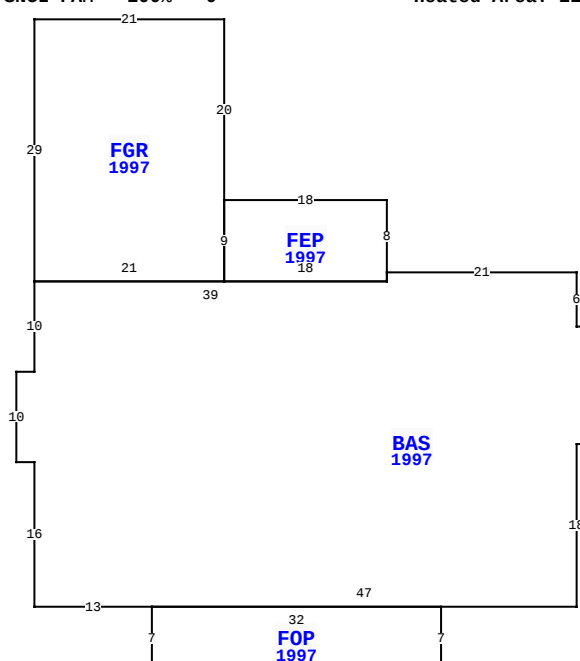


TROUILLE ALTON
28979 SUNDBERG ROAD
HILLIARD, FL 32046

23-4N-23-2020-0049-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	20	FACE BRICK 100								0900	01	2,772	107.5248	127.69	353,957	1997	2002	0	0	0	15.00	85.00	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0										Heated Area: 2240										HX Base Yr										Tax Group: 4		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										300,863													
Interior Wall	05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE										6,850													
Interior Wall	06	CUST PANEL 10																		TOTAL LAND VALUE - MARKET										81,900													
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET VALUE										389,613													
Interior Floo	14	CARPET 40																		SOH/AGL Deduction										223,036													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										166,577													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000													
Bedrooms		3 100																		BASE TAXABLE VALUE										116,577													
Bathrooms		2.5 100																		TOTAL JUST VALUE										389,613													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										309,953																							
Occupancy	00	NONE 100																																									
Quality		02 Quality Level 02																																									
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	2,240	100	2,240	243,122																																							
FEP	162	80	130	14,110																																							
FGR	609	55	335	36,360																																							
FOP	224	30	67	7,272																																							
TOTALS		3,235		2,772		300,863																																					
EXTRA FEATURES										28979 SUNDBERG RD, HILLIARD										BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 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																											
3	0681	POLE SHED	0 100	11	12	132.00	SF	15.00	15.00	100	1996	1996	3	25	495																												
4	0940	SHEDS/PORT	0 100	11	12	132.00	SF	30.00	30.00	100	1996	1996	3	20	792																												
5	0351	CARPORT MT	0 100	22	62	1,364.00	SF	10.00	10.00	100	1996	1996	3	20	2,728																												
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																												
LAND DESCRIPTION																	TOTAL OB/XF 6,850																										
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	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,900																										
REVIEW DATE 10/25/2022 BY WWX Total Acres: 2.73 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/02/2023 BY SYS																																											