PT LOTS 5 & 6 IN OR 2548/418
ESMT OR 1029/1917 &
ESMT OR 2209/1760

HARVEY CHARLES & JULIA KAY
28190 MOORE PLACE
HILLIARD, FL 32046

2023

25-4N-23-2020-0005-0010

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

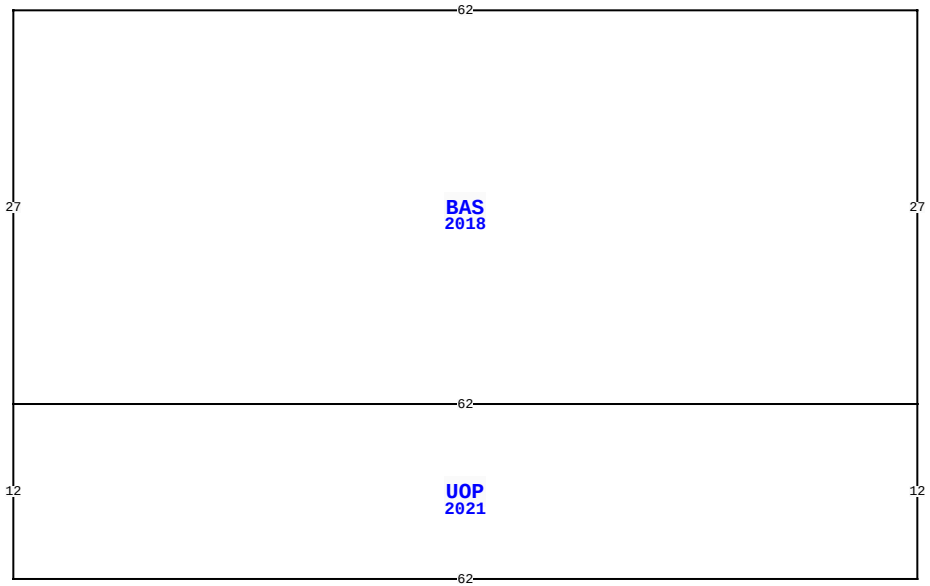
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	145,793
UOP	744	20	149	12,977
TOTALS	2,418		1,823	158,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,823	126.9600	88.87	162,010	2018	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1674 HX Base Yr



28190 MOORE PL, 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		158,770
TOTAL MARKET OB/XF VALUE		14,112
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		232,882
SOH/AGL Deduction		0
ASSESSED VALUE		232,882
TOTAL EXEMPTION VALUE	13	232,882
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		232,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001909	GARAGE	53,184	02/13/2023
18012521	CO ISSUED	0	12/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0418	3/11/2022	WD	Q	I	01	291,000
GRANTOR: BRYANT KORY & AUTUMN						
GRANTEE: HARVEY CHARLES & JU						
2434/1249	1/08/2021	WD	Q	I	01	195,000
GRANTOR: WYNKOOP TRISHA M & MA						
GRANTEE: BRYANT KORY & AUTUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W62 S27 UOP=[YR=2021] S12 E62 N12 W62$ E62 N27$.

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	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2021	2021	3	98	14,112	

LAND DESCRIPTION

TOTAL OB/XF 14,112

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 04/08/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS