PT OF LOT 9 LYING EAST OF THE
CENTER LINE OF SUNDBERG ROAD
IN OR 1364/992

ROWLAND MORGAN JR & SHANNON
28381 SUNDBERG ROAD
HILLIARD, FL 32046

2023

25-4N-23-2020-0009-0050

BUILDING CHARACTERISTICS

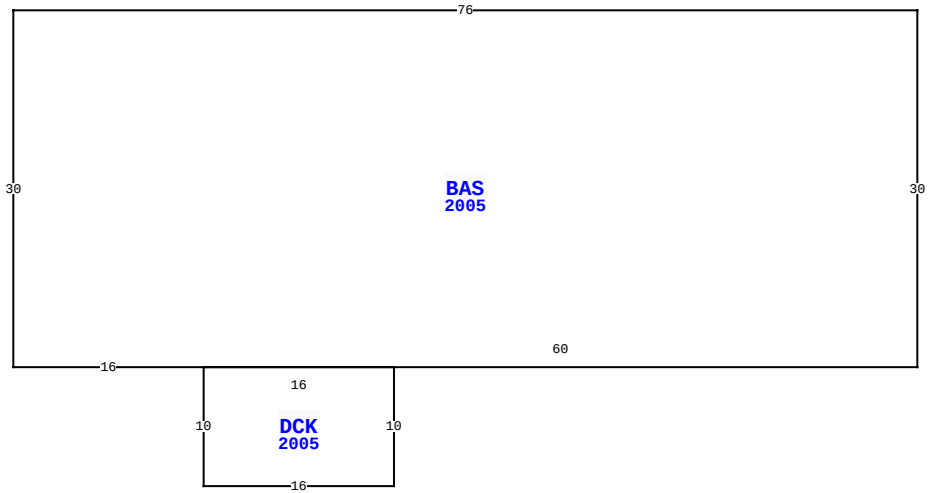
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2,280	102,532
DCK	160	15	24	1,080
TOTALS	2,440		2,304	103,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,304	128.4800	89.94	207,222	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2006 Heated Area: 2280 HX Base Yr 2006



28381 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,611
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		182,621
SOH/AGL Deduction		102,353
ASSESSED VALUE		80,268
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,268
TOTAL JUST VALUE		182,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0992	11/03/2005	WD	U	I	05	90,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ROWLAND MORGAN JR &						
1280/1156	12/13/2004	WD	U	I	06	100
GRANTOR: IRWIN MORTGAGE CORP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E16 DCK=[YR=2005] S10 E16 N10 W16 $ E60 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	3.04	AC		1.00	1.00	1.00	25,000.00	25,000.00	76,000							

REVIEW DATE 10/16/2017 BY TWX Total Acres: 3.04 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/02/2023 BY SYS