PT LOTS 9 & 10 IN OR 1517/1983
(EX UTIL ESMT OR 1069/170)
CORNWALL SURVEY PBK O/31

WESSON VINCENT A
28295 SUNBERG ROAD
HILLIARD, FL 32046

2023

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

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	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

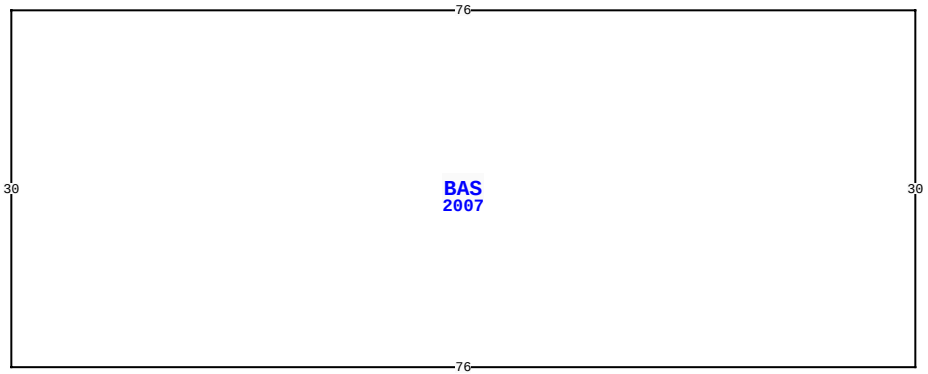
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	127,139
TOTALS	2,280		2,280	127,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	89.94	205,063	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



28295 SUNDBERG RD, HILLIARD

BLD DATE	10/30/2007	JH	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		127,139
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		205,359
SOH/AGL Deduction		94,031
ASSESSED VALUE		111,328
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		61,328
TOTAL JUST VALUE		205,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4928	CO ISSUED	0	05/01/2007
E19169	ELEC OTHER	0	05/01/2007
MH4928	MH MOVE-ON	0	05/01/2007
M12880	MECH OTHER	0	05/01/2007
P12334	OTHER	0	05/01/2007
B0210136	NEW CONSTR	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1983	8/06/2007	WD	Q	I		169,400
GRANTOR: T S FUNDING INC						
GRANTEE: WESSON VINCENT A						
1477/1908	2/06/2007	WD	Q	V		39,900
GRANTOR: KNOTT RICHARD WALTER						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30 E76 N30 $.

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	% 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	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS