S190.19 FT OF LOT 10 LYING
WEST OF CENTERLINE OF
SUNDBERG ROAD

GIBSON JOSEPH & AMY
PO BOX 1171
CALLAHAN, FL 32011

2023

25-4N-23-2020-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

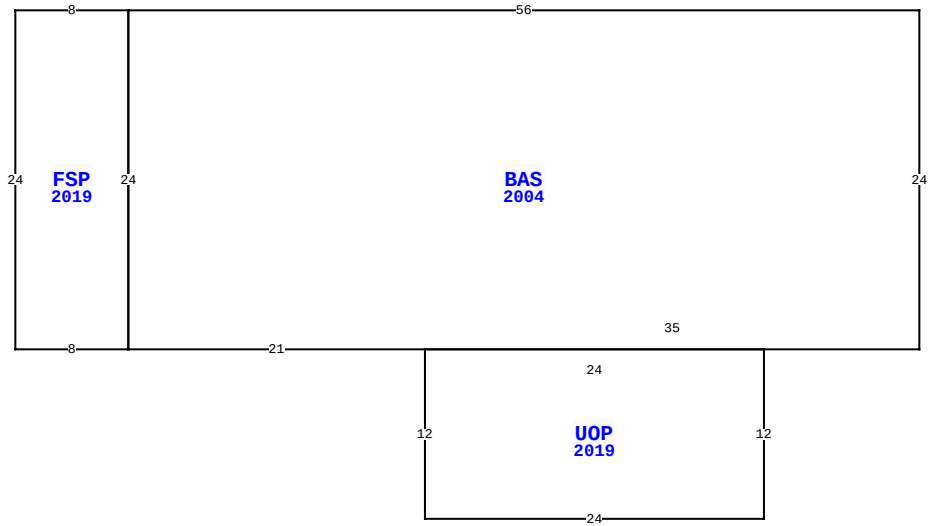
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	52,258
FSP	192	60	115	4,472
UOP	288	25	72	2,800
TOTALS	1,824		1,531	59,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,531	135.9600	88.37	135,294	1988	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



28348 SUNDBERG RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,428
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		151,488
SOH/AGL Deduction		40,519
ASSESSED VALUE		110,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,969
TOTAL JUST VALUE		151,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412354	XFOB	0	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/1867	11/15/2019	WD	Q	I	02	120,000
GRANTOR: CRAY DALE L & EVA						
GRANTEE: GIBSON JOSEPH & AMY						
1395/0496	3/13/2006	WD	Q	I		89,900
GRANTOR: MUSGROVE DARRELL WAYN						
GRANTEE: CRAY DALE L & EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 FSP=[YR=2019] W8 S24 E8 N24$ S24 E21
UOP=[YR=2019] S12 E24 N12 W24$ E35 N24$.

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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	3.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,750							

REVIEW DATE 10/16/2017 BY TWX Total Acres: 3.03 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

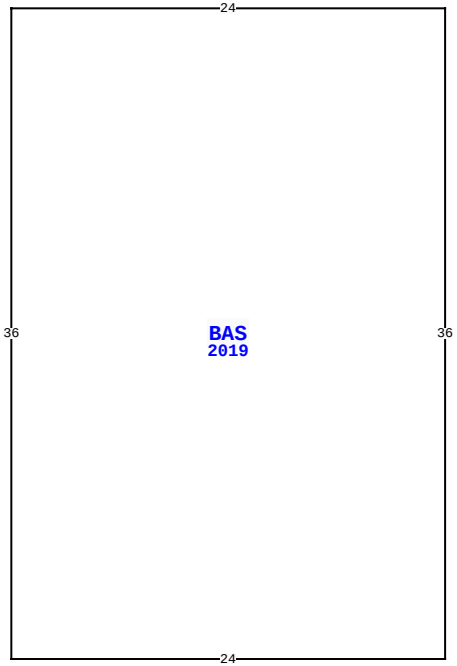
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	13,899
TOTALS	864		864	13,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	21.74	18,783	2004	2004	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2021 Heated Area: 864 HX Base Yr 2021



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: MUSGROVE DARRELL WAYN						
GRANTEE: CRAY DALE L & EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S36 E24 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/16/2017 BY TWX Total Acres: 3.03 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS