S194.28 FT OF LOT 10
E OF CENTERLINE OF SUNBERG RD
IN OR 2144/259

HENRY MATTHEW
28275 SUNBERG RD
HILLIARD, FL 32046

2023

25-4N-23-2020-0010-0040

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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

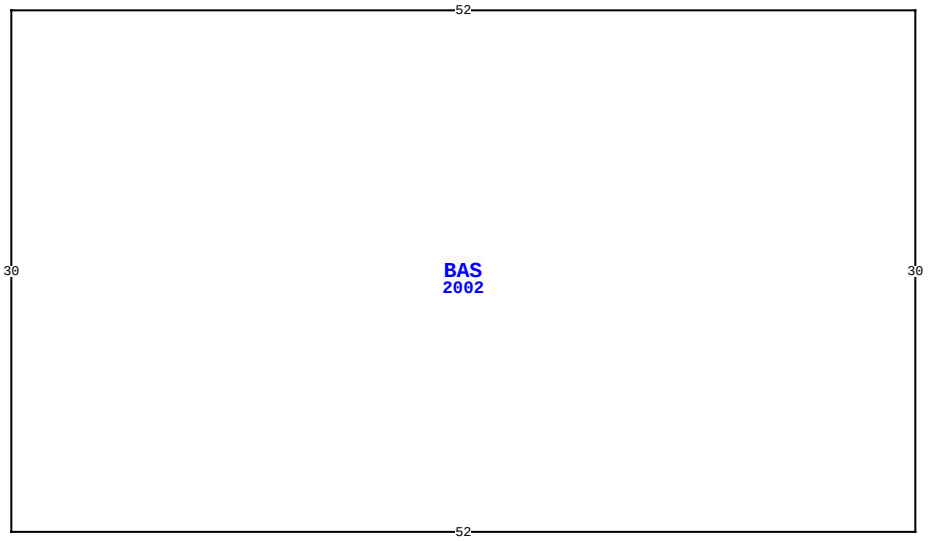
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	68,206
TOTALS	1,560		1,560	68,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,560	129.3600	84.08	131,165	2002	2002	0	0	0	48.00	52.00

1 MH 94NO RP – 0% - 2018 Heated Area: 1560 HX Base Yr 2018



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,206
TOTAL MARKET OB/XF VALUE		6,958
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		153,164
SOH/AGL Deduction		55,331
ASSESSED VALUE		97,833
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		72,833
TOTAL JUST VALUE		153,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0259	8/24/2017	SW	Q	I	01	87,100
GRANTOR: ARNS INC						
GRANTEE: HENRY MATTHEW						
2144/0257	8/24/2017	QC	U	I	11	100
GRANTOR: ARLP SECURITIZATION T						
GRANTEE: ARNS INC						

28275 SUNDBERG RD, HILLIARD

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

BUILDING NOTES

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
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2002	2002	3	32	3,456	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2002	2002	3	21	269	
5	0811	CONCRETE B	0	100	0	0	505.00	SF	5.20	5.20	100	2002	2002	3	83	2,180	
6	0754	FOP	0	100	26	10	260.00	SF	15.00	15.00	100	2005	2005	3	27	1,053	

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 6,958

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	3.12	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,000							

REVIEW DATE 10/16/2017 BY TWX Total Acres: 3.12 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/02/2023 BY SYS