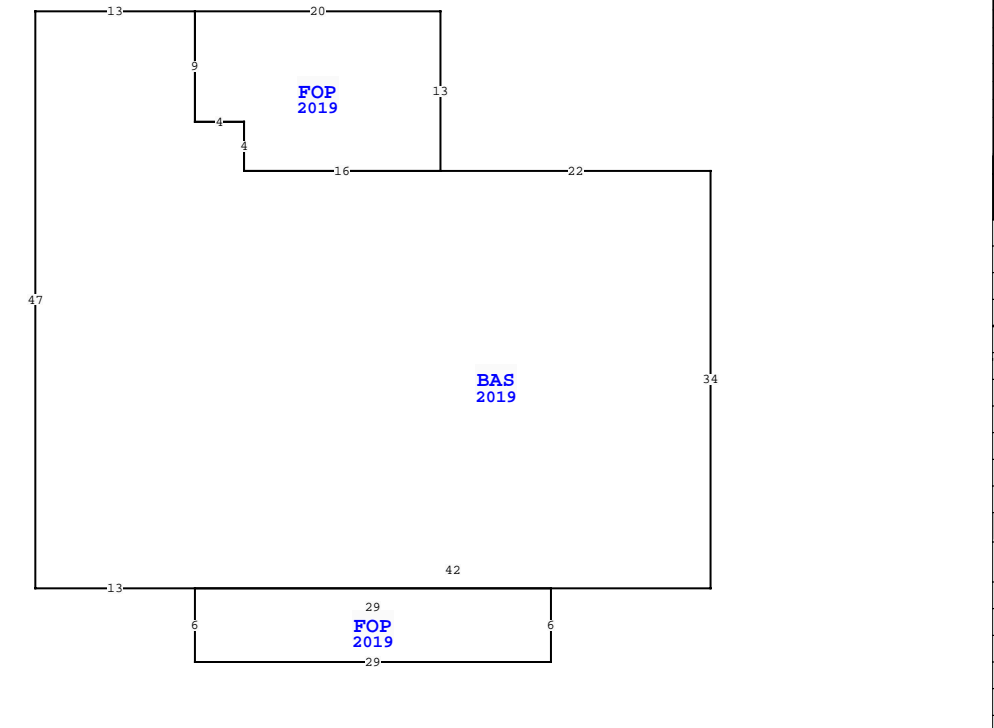


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,180	100.4598	119.30	260,074	2019	2019	0	0	0	1.05	98.95		



Quality	01 Quality Level 01			
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	2,055	100	2,055	242,588
FOP	174	30	52	6,139
FOP	244	30	73	8,618
TOTALS	2,473		2,180	257,343

28805 SUNDBERG RD, HILLIARD

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

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,343
TOTAL MARKET OB/XF VALUE			1,980
TOTAL LAND VALUE - MARKET			77,750
TOTAL MARKET VALUE			337,073
SOH/AGL Deduction			100,629
ASSESSED VALUE			236,444
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			186,444
TOTAL JUST VALUE			337,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002540	CO ISSUED	0	03/14/2019
18010206	NEW CONSTR	270,289	10/08/2018
3400	XFOB	1,000	06/03/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1288	12/21/2016	WD	U	I	11	100
GRANTOR: DYAL SHARON A						
GRANTEE: DYAL JARRETT LEE						
0619/1118	2/21/1991	QC	U	I	01	100
GRANTOR: DYAL GEORGE C						
GRANTEE: DYAL SHARON A						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W22 FOP=[YR=2019] N13 W20 S9 E4 S4 E16\$ W16 N4W4 N9 W13 S47 E13 FOP=[YR=2019] S6 E29 N6 W29\$ E42 N34\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.11	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,750							