IN OR 2271/1398
ESMT OR 1190/445

MILLER JAMES BENNEY JR & STEPHANIE
28855 SUNDBERG ROAD
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

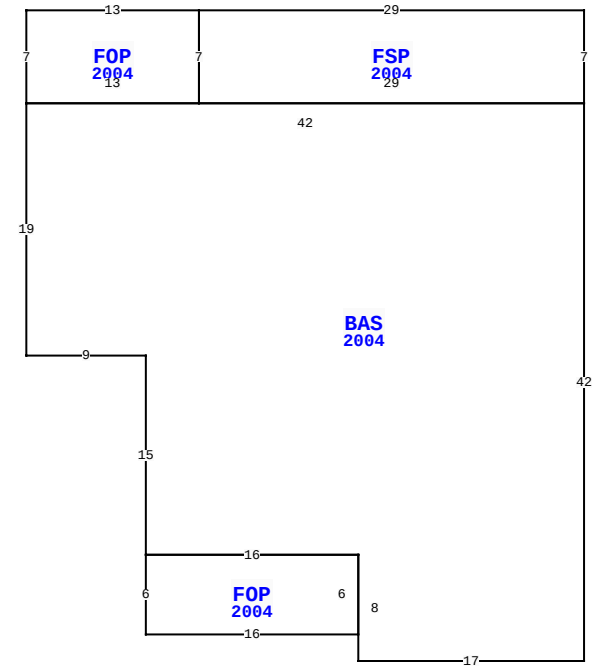
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1,429	212,370
FOP	91	30	27	4,013
FOP	96	30	29	4,310
FSP	203	40	81	12,038
TOTALS	1,819		1,566	232,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,566	133.1355	158.10	247,585	2004	2009	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 1429 HX Base Yr 2022



28855 SUNDBERG RD, HILLIARD

BLD DATE		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		240,080
TOTAL MARKET OB/XF VALUE		15,085
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		300,165
SOH/AGL Deduction		41,456
ASSESSED VALUE		258,709
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,709
TOTAL JUST VALUE		300,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009452	NEW SHINGLES	12,000	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2271/1398	4/26/2019	WD	Q	I	01	230,000
GRANTOR: SATTLER LESLIE & SALL						
GRANTEE: MILLER JAMES BENNEY						
2058/1829	6/30/2016	WD	Q	I	01	190,000
GRANTOR: RAY DIANE Y N/K/A DIA						
GRANTEE: SATTLER LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W29 FOP=[YR=2004] W13 S7 BAS=[YR=2004] S19 E9 S15 FOP=[YR=2004] S6 E16 N6 W16$ E16 S8 E17 N42 W42 $ E13 N7$ S7 E29 N7$.

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	6,230	
2	1242	WD DECK A	0	100	26	12	312.00	SF	10.00	10.00	100	2015	2015	3	74	2,309	
3	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2015	2015	3	81	4,860	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
5	0810	CONCRETE A	0	100	22	11	242.00	SF	6.50	6.50	100	2008	2008	3	90	1,416	

LAND DESCRIPTION

TOTAL OB/XF 15,085

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	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 11/16/2021 BY TW Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

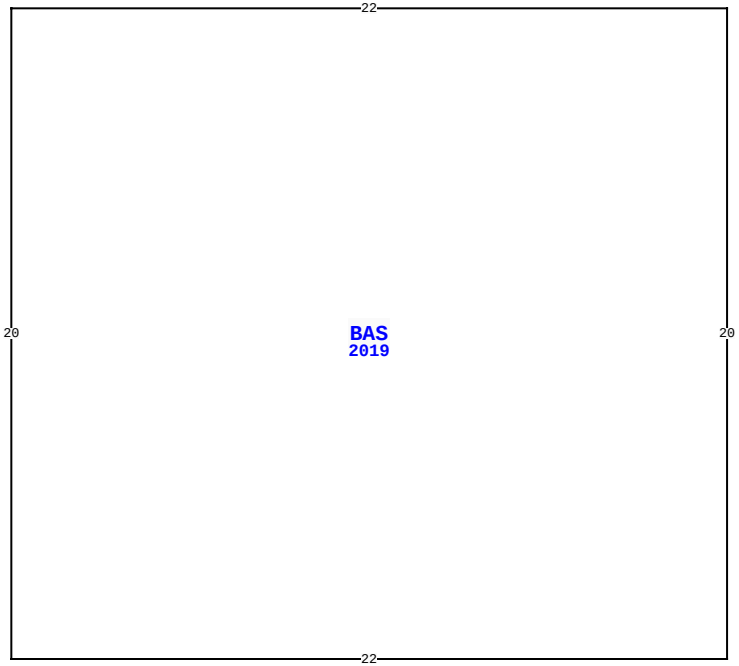
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	7,350
TOTALS	440		440	7,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	440	58.1900	20.37	8,963	2008	2008	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2022 Heated Area: 440 HX Base Yr 2022



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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S20 E22 N20$.

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/16/2021 BY TW Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS