PT OF SW1/4 OF NW1/4
LIES E'LY OF MIDDLE ROAD
IN OR 1305/204

GENTRY ROBERT D & CHRISTINA M
48001 THREE CEDAR PLACE
HILLIARD, FL 32046

2023

28-4N-25-0000-0003-0080

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 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03

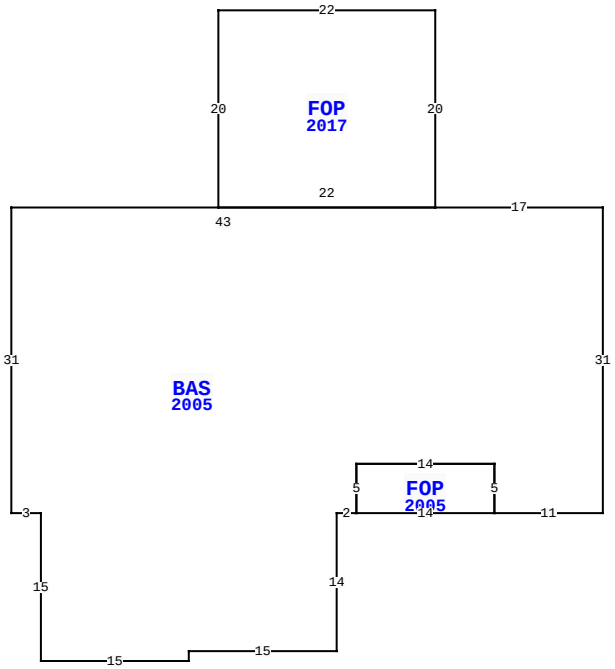
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	108,222
FOP	70	30	21	1,021
FOP	440	30	132	6,421
TOTALS	2,735		2,378	115,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,378	119.8000	83.86	199,419	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2006 Heated Area: 2225 HX Base Yr 2006



48001 THREE CEDAR PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,615
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		167,215
SOH/AGL Deduction		61,238
ASSESSED VALUE		105,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,977
TOTAL JUST VALUE		167,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9709	H/AC	0	05/01/2005
MH?	MH MOVE-ON	0	04/01/2005
P09356	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0204	3/29/2005	WD	U	V	01	100
GRANTOR: GENTRY ROBERT E & MAR						
GRANTEE: GENTRY ROBERT D & C						
1271/1384	11/05/2004	QC	U	I	01	100
GRANTOR: GENTRY ROBERT E & MAR						
GRANTEE: GENTRY CHRISTY & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2017] N20 W22 S20 E22$ W43 S31 E3 S15 E15 N1 E15 N14 E2 FOP=[YR=2005] E14 N5 W14 S5$ N5 E14 S5 E11 N31$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS

PT OF SW1/4 OF NW1/4
LIES E'LY OF MIDDLE ROAD
IN OR 1305/204

GENTRY ROBERT D & CHRISTINA M
48001 THREE CEDAR PLACE
HILLIARD, FL 32046

2023

28-4N-25-0000-0003-0080

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

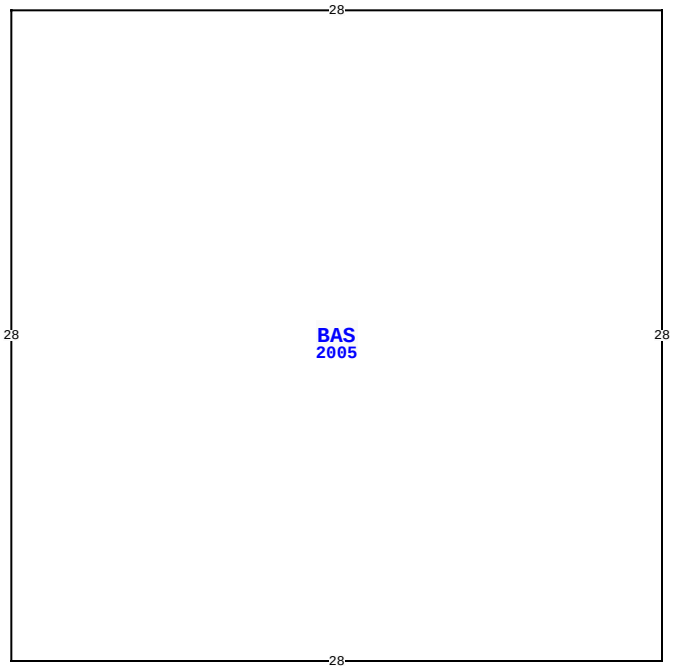
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	10,952
TOTALS	784		784	10,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	784	52.5000	18.38	14,410	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2006 Heated Area: 784 HX Base Yr 2006



48001 THREE CEDAR PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,615
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		167,215
SOH/AGL Deduction		61,238
ASSESSED VALUE		105,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,977
TOTAL JUST VALUE		167,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0204	3/29/2005	WD	U	V	01	100
GRANTOR: GENTRY ROBERT E & MAR						
GRANTEE: GENTRY ROBERT D & C						
1271/1384	11/05/2004	QC	U	I	01	100
GRANTOR: GENTRY ROBERT E & MAR						
GRANTEE: GENTRY CHRISTY & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 S28 E28 N28$.

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 07/28/2017 BY KBX Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS