PT OF SEC 29-4N-24E &
PT OF SEC 38-4N-24E
IN OR 2565/1947

DEMASI CALEB PAUL & ASHLEY N
28160 SANDSTONE LANE
HILLIARD, FL 32046

**2023**

**29-4N-24-0000-0003-0080**

# 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 | 04 | PLYWOOD 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 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 | 05 | Quality Level 05 |

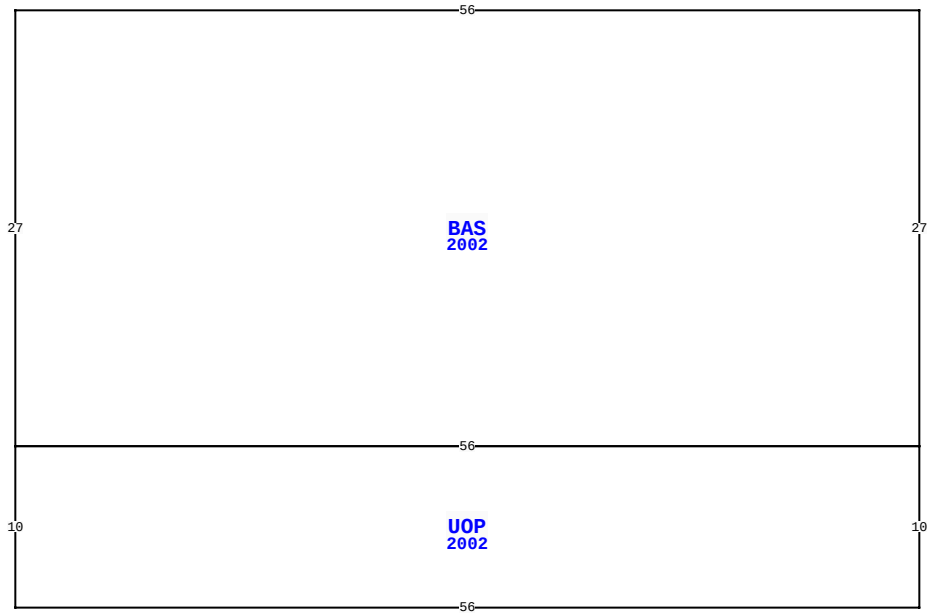
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 66,008 |
| UOP | 560 | 25 | 140 | 6,112 |
| TOTALS | 2,072 | | 1,652 | 72,120 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,652 | 139.9200 | 90.95 | 150,249 | 1989 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 93- – 0% - 2023 Heated Area: 1512 HX Base Yr




28160 SANDSTONE LN, HILLIARD

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 72,120 |
| TOTAL MARKET OB/XF VALUE | 7,812 |
| TOTAL LAND VALUE - MARKET | 95,000 |
| TOTAL MARKET VALUE | 174,932 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 174,932 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,932 |
| TOTAL JUST VALUE | 174,932 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,546 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2565/1947 | 5/20/2022 | WD | Q | I | 01 | 239,000 |
| GRANTOR: HODGES RAEGAN | | | | | | |
| GRANTEE: DEMASI CALEB PAUL & | | | | | | |
| 2362/0188 | 5/13/2020 | WD | U | I | 30 | 62,700 |
| GRANTOR: CASTLEBERRY SHAWN K I | | | | | | |
| GRANTEE: HODGES REAGAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 UOP=[YR=2002] S10 E56 N10 W56 $ E56 N27 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,636.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 83 | 5,432 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,812

| 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 | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 95,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS