



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,352	100	1,352	104,551
FEP	187	80	150	11,600
FSP	154	40	62	4,795
FSP	240	40	96	7,424
TOTALS	1,933		1,660	128,369

TOTALS		1,550	1,000		120,500		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0500	FP-PRE FAB	0	0	0	0	
12	0810	CONCRETE A	0	0	0	0	
13	0812	CONCRETE C	0	0	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P				
1	000115	C	SFR ACRES	0	000				
REVIEW DATE		06/10/2021			BY		TWA		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,660	102.0000	92.06	152,820	1982	1987	0	0	0	16.00	84.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1352 HX Base Yr													
BLD DATE: 06/13/2023 MLU													
XF DATE: 06/13/2023 MLU													
INC DATE: 06/13/2023 MLU													

28053 ROUNDUP PL, HILLIARD													
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		128,369	
TOTAL MARKET OB/XF VALUE		5,848	
TOTAL LAND VALUE - MARKET		33,300	
TOTAL MARKET VALUE		167,517	
SOH/AGL Deduction		23,228	
ASSESSED VALUE		144,289	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		144,289	
TOTAL JUST VALUE		167,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4598	XFOB	612	01/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/425	6/16/2023	QC	U	I	11	100	
GRANTOR: CALHOUN JEAN							
GRANTEE: CALHOUN MICHAEL							
1400/0749	3/30/2006	QC	U	I	01	100	
GRANTOR: MCKINNON GEORGE I &							
GRANTEE: MCKINNON GEORGE I &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W24 FSP=[YR=1993] N12 W20 S12 E20\$ W28 S1 FSP=[YR=1993] W11 S14 E11 N14\$ S25 E13 FEP=[YR=1993] S11 E17 N11 W17\$ E39 N26\$.													