E120 FT OF LOT 14
IN OR 794 PG 1641
ST MARYS HEIGHTS SUB PB 3/36

BOYD JOHN A JR & AUDREY N
28075 DAVIS ROAD
HILLIARD, FL 32046

2023

30-4N-24-2740-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

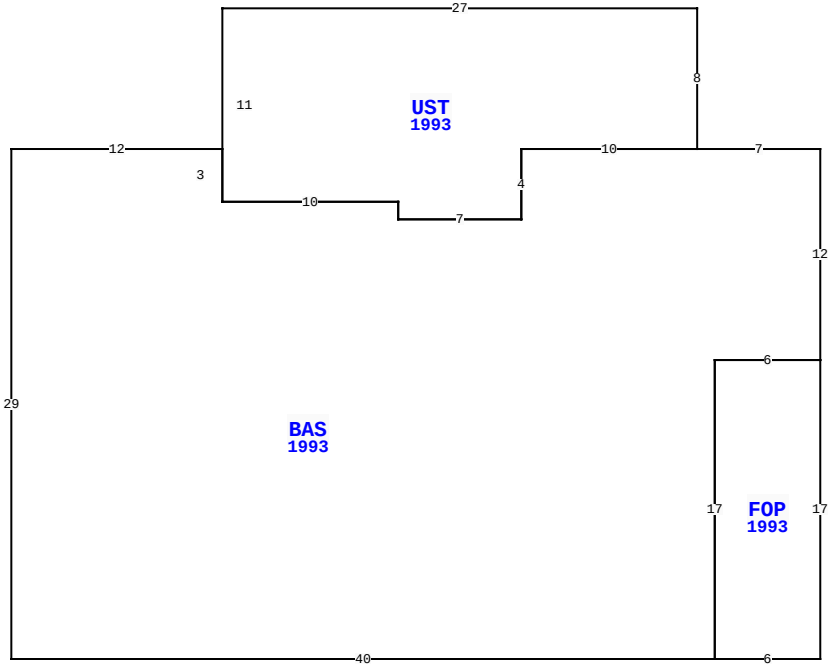
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	81,321
FOP	102	30	31	2,147
UST	274	45	123	8,520
TOTALS	1,550		1,328	91,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	103.8960	93.77	124,527	1960	1960	0	0	0	26.13	73.87

1 SINGLE FAM – 100% - 1998 Heated Area: 1174 HX Base Yr 1998



28075 DAVIS 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		91,988
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		121,988
SOH/AGL Deduction		73,124
ASSESSED VALUE		48,864
TOTAL EXEMPTION VALUE	HX HB DD	35,000
BASE TAXABLE VALUE		13,864
TOTAL JUST VALUE		121,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951246	H/AC	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0794/1641	5/29/1997	WD	Q	I		29,000
GRANTOR: HOOSE RONALD A & LEON						
GRANTEE: BOYD JOHN JR & AUDR						
0394/0042	7/01/1983	WD	Q	I		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=1993] N8 W27 S11 E10 S1 E7 N4 E10$ W10 S4 W7 N1 W10 N3 W12 S29 E40 FOP=[YR=1993] E6 N17 W6 S17$ N17 E6 N12$.

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

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
1	000100	C	SFR	100	0005	CG	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS