

COX JOHN B & WANDA MAE L/E/
28092 DAVIDON PLACE
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

2003FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411CARPET 90
CLAY TILE 10

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4771001,477146,363

FGR5825532031,710

FOP11230343,369

FSP3724014914,765

TOTALS

2,5431,980196,208

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100002,182.00SF4.004.00100199619963736,371

21242WD DECK A0100159135.00SF10.0010.0010020012001320270

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006OR0.000.001.04AC1.001.001.0030,000.0030,000.0031,200

REVIEW DATE06/11/2020BYTWA

Total Acres: 1.04Total Land Value: 31,200Market: 0Agricultural: 0Common: 31,200

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,98099.0486117.62232,888199620010015.7584.25

1 SNGL FAM - 100% - 1997Heated Area: 1477HX Base Yr 1997

28092 DAVIDON PL, HILLIARD

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE196,208

TOTAL MARKET OB/XF VALUE6,641

TOTAL LAND VALUE - MARKET31,200

TOTAL MARKET VALUE234,049

SOH/AGL Deduction122,161

ASSESSED VALUE111,888

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE61,888

TOTAL JUST VALUE234,049

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE201,471

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2580/13777/20/2022LEUI11100

GRANTOR: COX JOHN B & WANDA MA

GRANTEE: COX FAMILY TRUST

2165/095412/13/2017QCUI11100

GRANTOR: COX FAMILY TRUST ET A

GRANTEE: COX JOHN B & WANDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W26 FSP=[YR=1996] N12 W31 S12 FGR=[YR=1996] W14 S29 E18 N9 E3 N20 W7\$ E31\$ W24 S20 W3 S9 E22 FOP=[YR=1996] S7 E16 N7 W16\$ E31 N29 \$.