IN OR 1068/492 R498217
EX R/W OR 408/66
R673001 & R673002

HALBUR GERALD/HALBUR ANN M EST
28075 HALBUR LN
HILLIARD, FL 32046-9468

2023

37-3N-23-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

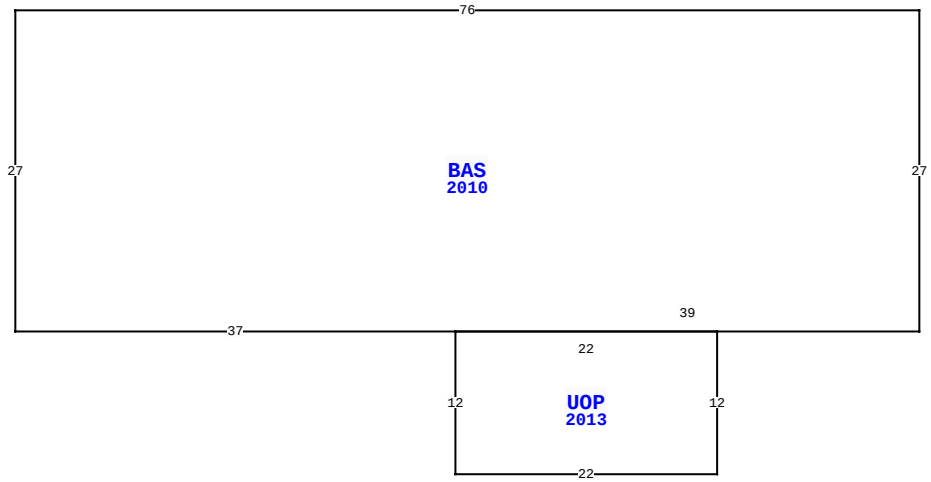
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	2,052	100	2,052	68,413
UOP	264	25	66	2,200
TOTALS	2,316		2,118	70,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,118	113.4000	79.38	168,127	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1997 Heated Area: 2052 HX Base Yr 1997



28029 HALBUR LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,640
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		216,475
SOH/AGL Deduction		115,222
ASSESSED VALUE		101,253
TOTAL EXEMPTION VALUE	HX HB WR VX	60,000
BASE TAXABLE VALUE		41,253
TOTAL JUST VALUE		216,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003843	GARAGE	28,068	04/17/2019
MH135517	CO ISSUED	0	07/07/2014
E1327078	NEW CONSTR	0	12/01/2013
MH135517	NEW CONSTR	0	12/01/2013
25249	MH	0	07/01/2012
C5249	CO ISSUED	0	03/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1068/0492	7/12/2002	WD	U	I	10	40,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: HALBUR GERALD O & A						
0992/1440	6/19/2001	WD	U	I	06	6,857
GRANTOR: WESTERN UNITED LIFE A						
GRANTEE: BANK OF NEW YORK TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S27 E37 UOP=[YR=2013] S12 E22 N12 W22$ E39 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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 12/23/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

IN OR 1068/492 R498217
EX R/W OR 408/66
R673001 & R673002

HALBUR GERALD/HALBUR ANN M EST
28075 HALBUR LN
HILLIARD, FL 32046-9468

2023

37-3N-23-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

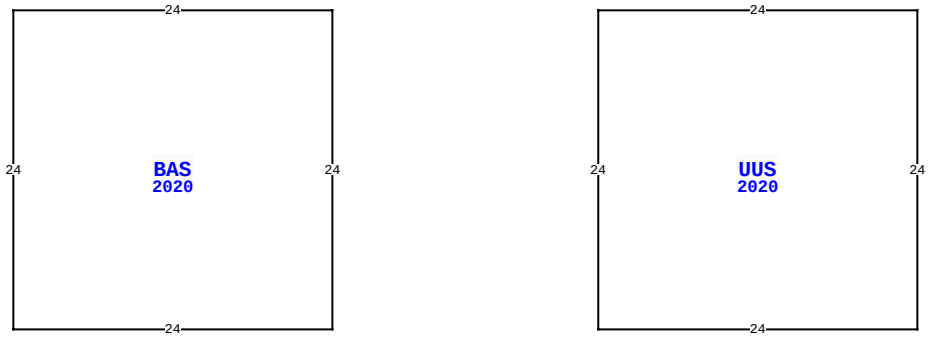
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	576	100	576	15,681
UUS	576	50	288	7,841
TOTALS	1,152		864	23,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	79.3800	27.78	24,002	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 1997 Heated Area: 576 HX Base Yr 1997



28029 HALBUR 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		118,640
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TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		216,475
SOH/AGL Deduction		115,222
ASSESSED VALUE		101,253
TOTAL EXEMPTION VALUE	HX HB WR VX	60,000
BASE TAXABLE VALUE		41,253
TOTAL JUST VALUE		216,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5249	MH MOVE-ON	0	01/01/2010
P14123	OTHER	0	01/01/2010
E22105	ELEC OTHER	0	09/01/2009
MH971706	MH MOVE-ON	0	03/01/1997
8080	MH MOVE-ON	45,000	03/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/0492	7/12/2002	WD	U	I	10	40,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: HALBUR GERALD O & A						
0992/1440	6/19/2001	WD	U	I	06	6,857
GRANTOR: WESTERN UNITED LIFE A						
GRANTEE: BANK OF NEW YORK TR						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24. PTR=E20 UUS=[YR=2020] E24 S24 W24 N24$ W20$.

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 12/23/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

IN OR 1068/492 R498217
EX R/W OR 408/66
R673001 & R673002

HALBUR GERALD/HALBUR ANN M EST
28075 HALBUR LN
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

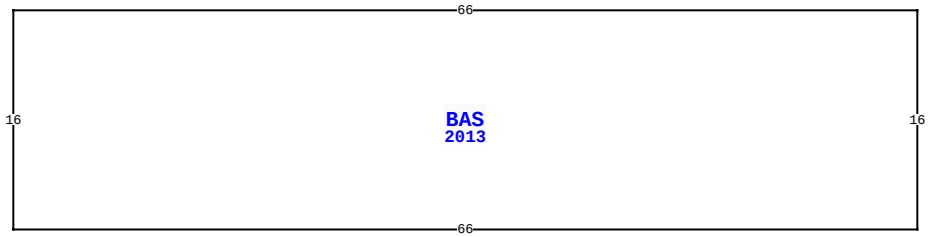
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	24,505
TOTALS	1,056		1,056	24,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	119.0000	77.35	81,682	1987	1987	0	0	0	70.00	30.00

3 M/H 93- – 100% - 1997 Heated Area: 1056 HX Base Yr 1997



28029 HALBUR LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL JUST VALUE		216,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: THE BANK OF NEW YORK						
GRANTEE: HALBUR GERALD O & A						
0992/1440	6/19/2001	WD	U	I	06	6,857
GRANTOR: WESTERN UNITED LIFE A						
GRANTEE: BANK OF NEW YORK TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S16 E66 N16$.

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 12/23/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS