PT WILLIAM HOGAN GRANT
SEC 38-4N-24E IN OR 2390/1208

DAVIS TYLER D/JONES JENNA D
28192 DAVIS RD
HILLIARD, FL 32046

2023

38-4N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

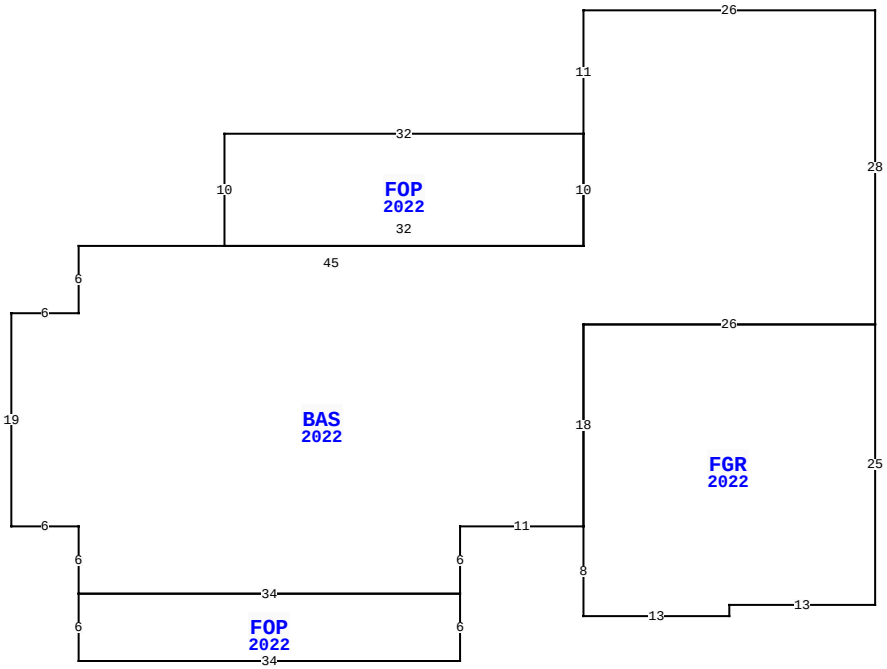
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,171	100	2,171	279,668
FGR	663	55	365	47,019
FOP	524	30	157	20,225
TOTALS	3,358		2,693	346,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,693	108.4800	128.82	346,912	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2171 HX Base Yr



28476 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	346,912
TOTAL MARKET OB/XF VALUE	7,893
TOTAL LAND VALUE - MARKET	70,500
TOTAL MARKET VALUE	425,305
SOH/AGL Deduction	13,630
ASSESSED VALUE	411,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,675
TOTAL JUST VALUE	425,305
NCON VALUE	349,805
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007175	CO ISSUED	0	05/09/2022
21011729	NEW CONSTR	328,114	09/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1208	9/03/2020	WD	U	V	11	100

GRANTOR: DAVIS GARY C & VIRGIN

GRANTEE: DAVIS TYLER D & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S11 FOP=[YR=2022] W32 S10 E32 N10$ S10 W45 S6 W6 S19 E6 S6 FOP=[YR=2022] S6 E34 N6 W34$ E34 N6 E11 FGR=[YR=2022] S8 E13 N1 E13 N25 W26 S18$ N18 E26 N28$.

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	0812	CONCRETE C	0	0	0	0	1,315.00	SF	2.20	2.20	100	2022	2022	3	100	2,893	
2	0501	FP-AVERAGE	1	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,893

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			0.00	0.00	2.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	70,500							

REVIEW DATE 05/03/2022 BY TW Total Acres: 2.35 Total Land Value: 70,500 Market: 0 Agricultural: 0 Common: 70,500 PRINTED 08/02/2023 BY SYS