IN OR 823/1900 R673629

PIKE SHERRAL
28226 PIKE PLACE
HILLIARD, FL 32046-1715

2023

38-4N-24-0000-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

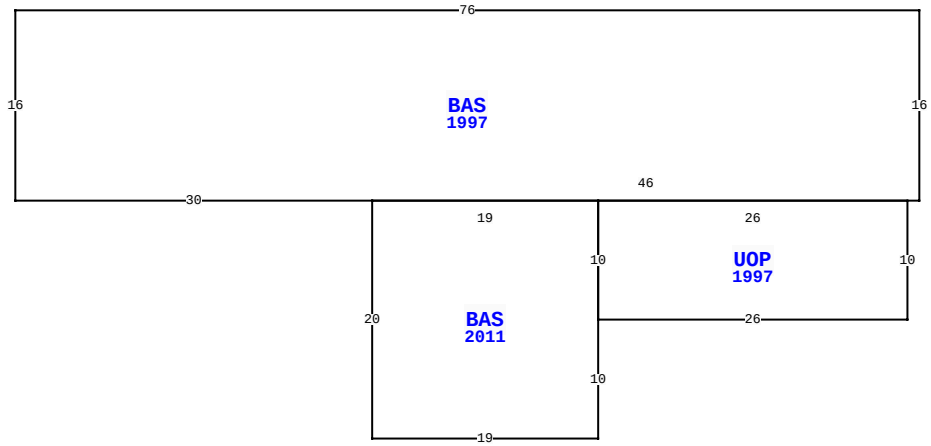
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,216	100	1,216	25,076
BAS	380	100	380	7,836
UOP	260	25	65	1,340
TOTALS	1,856		1,661	34,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,661	98.2000	68.74	114,177	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1998 Heated Area: 1596 HX Base Yr



28226 PIKE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,253
TOTAL MARKET OB/XF VALUE		7,429
TOTAL LAND VALUE - MARKET		139,250
TOTAL MARKET VALUE		180,932
SOH/AGL Deduction		55,033
ASSESSED VALUE		125,899
TOTAL EXEMPTION VALUE	13	125,899
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		180,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0841/0968	7/17/1998	QC	U	I	06	100
GRANTOR: CURRINGTRON SUSAN LAN						
GRANTEE: DAVIS FLOYD LEON						
0841/0965	7/17/1998	QC	U	I	06	100
GRANTOR: FUQUA R WAYNE						
GRANTEE: DAVIS FLOYD LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S16 E30 BAS=[YR=2011] S20 E19 N10
UOP=[YR=1997] E26 N10 W26 S10$ N10 W19$ E46 N16$.

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	0681	POLE SHED	0	100	13	21	273.00	SF	15.00	15.00	100	1997	1997	3	26	1,065	
2	0350	CARPORT WD	0	100	30	14	420.00	SF	13.00	13.00	100	1997	1997	3	20	1,092	
3	0200	BARN WD 0-	0	100	32	31	992.00	SF	20.00	20.00	100	1990	1990	3	20	3,968	
4	0810	CONCRETE A	0	100	0	0	218.00	SF	6.50	6.50	100	2010	2010	3	92	1,304	

LAND DESCRIPTION

TOTAL OB/XF 7,429

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	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	4.37	AC		1.00	1.00	1.00	25,000.00	25,000.00	109,250							

REVIEW DATE 04/12/2022 BY TWA Total Acres: 5.37 Total Land Value: 139,250 Market: 0 Agricultural: 0 Common: 139,250 PRINTED 08/02/2023 BY SYS