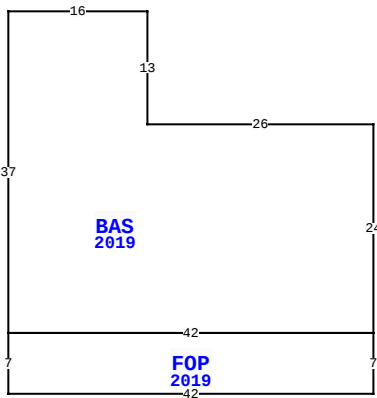
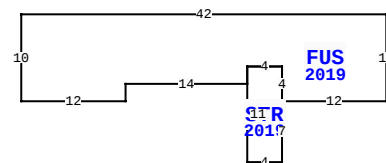


TROUILLE ALTON
28979 SUNDBERG RD
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100							0900	01	1,684	104.4000	123.98	208,782	2019	2019		0	0	1.00	99.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 0% - 0														Heated Area: 1592					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE					206,694														
Interior Wall		06	CUST PANEL 100																					TOTAL MARKET OB/XF VALUE					3,670														
Interior Floo		08	SHT VINYL 100																					TOTAL LAND VALUE - MARKET					290,000														
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE					276,814														
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction					42,682														
Bedrooms			2 100																					ASSESSED VALUE					234,132														
Bathrooms			1 100																					TOTAL EXEMPTION VALUE					0														
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE					234,132														
Stories		0	0 100																					TOTAL JUST VALUE					500,364														
Units			0 100																					NCON VALUE					0														
Occupancy		00	NONE 100																					INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE					179,711														
Quality		01	Quality Level 01																					PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		5400	TIMBERLAND 90+																					19012941					C0 ISSUED					0					12/23/2019				
MAP NUM			MKT AREA				09																	19004939					NEW CONSTR					155,830					05/10/2019				
NEIGHBORHOOD/LOC		9001.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,216		100		1,216		149,252																																			
FOP		294		30		88		10,801																																			
FUS		376		100		376		46,150																																			
STR		44		10		4		491																																			
TOTALS		1,930				1,684		206,694																																			
EXTRA FEATURES										170221 BAY RD, HILLIARD										BLD DATE						LGL DATE		06/13/2023				MLU											
																				XF DATE						LAND DATE																	
																				INC DATE						AG DATE																	
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																							
1	0810	CONCRETE A		0	0	10	5	50.00	SF	6.50	6.50		100	2019	2019	3	99	322																									
2	0300	BOAT DCK W		0	0	18	5	90.00	SF	40.00	40.00		100	2019	2019	3	93	3,348																									
LAND DESCRIPTION																							TOTAL OB/XF										3,670										
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																	
1	005000	C	RURAL HOME		0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																									
2	005400	A	TIMBER 1 SI		0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	720.00	720.00	36,000																									
3	005901	A	HARDWOOD SI		0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450																									
4	009910	M	MKT.VAL.AG		0			0.00	0.00	52.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	260,000																									
REVIEW DATE		01/26/2023		BY	WWA		Total Acres: 53.00			Total Land Value: 66,450			Market: 260,000			Agricultural: 36,450			Common: 30,000			PRINTED 08/02/2023 BY SYS																					