LOT 7
IN OR 987/1238 & OR 987/1237
SECS 19-4N-24 & 49-4N-24

BRIGHT WILLIAM & ROSA/BRIGHT STEPHEN A & TERESA G
28222 COFFEE MILL LANE
HILLIARD, FL 32046

2023

41-4N-23-1210-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

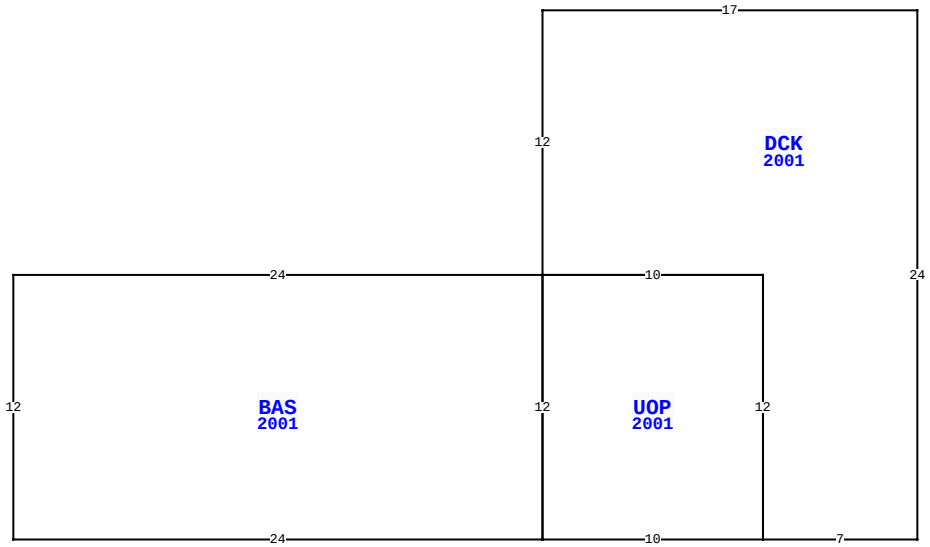
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	6,491
DCK	288	15	43	969
UOP	120	25	30	676
TOTALS	696		361	8,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	02	361	92.0000	64.40	23,248	1995	1995	0	0	0	65.00	35.00

1 M/H ADDTN – 0% - 2014 Heated Area: 288 HX Base Yr 2014



28222 COFFEE MILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,317
TOTAL MARKET OB/XF VALUE		39,051
TOTAL LAND VALUE - MARKET		536,245
TOTAL MARKET VALUE		331,709
SOH/AGL Deduction		108,003
ASSESSED VALUE		223,706
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		198,706
TOTAL JUST VALUE		735,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037348	MH MOVE-ON	0	08/01/2003
MH023876	MH MOVE-ON	0	07/01/2002
MH003108	MH MOVE-ON	0	05/01/2000
B996346	NEW CONSTR	51,320	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1238	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT STEPHEN & TE						
0987/1237	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W17 S12 BAS=[YR=2001] W24 S12 E24
UOP=[YR=2001] E10 N12 W10 S12 $ N12$E10 S12 E7 N24 $.

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	0751	UOP	0	0	21	14	294.00	SF	10.00	10.00	100	2000	2000	3	29	853	
2	0510	GARAGE WD-	0	50	50	40	2,000.00	SF	35.00	35.00	100	1986	1986	3	20	14,000	
3	0811	CONCRETE B	0	50	0	0	900.00	SF	5.20	5.20	100	1999	1999	3	79	3,697	
4	0680	POLE SHED	0	50	30	20	600.00	SF	10.00	10.00	100	1991	1991	3	20	1,200	
5	0811	CONCRETE B	0	50	0	0	780.00	SF	5.20	5.20	100	1991	1991	3	64	2,596	
6	0351	CARPORT MT	0	50	0	0	488.00	SF	10.00	10.00	100	1995	1995	3	20	976	
7	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
8	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
9	1242	WD DECK A	0	50	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
10	0351	CARPORT MT	0	50	27	12	324.00	SF	10.00	10.00	100	2001	2001	3	20	648	

TOTAL OB/XF 36,066

LAND DESCRIPTION

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	005000	C	RURAL HOME	50	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	88.10	AC		1.00	1.00	1.00	410.00	410.00	36,121							
3	005901	A	HARDWOOD SI	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	225.00	225.00	22,500							
4	009400	C	RIGHTOFWAY	50			0.00	0.00	17.20	AC		1.00	1.00	1.00	100.00	100.00	1,720							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	185.01	AC		1.00	1.00	1.00	2,500.00	2,500.00	462,525							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 209.30 Total Land Value: 132,341 Market: 462,525 Agricultural: 58,621 Common: 73,720 PRINTED 08/02/2023 BY SYS

LOT 7
IN OR 987/1238 & OR 987/1237
SECS 19-4N-24 & 49-4N-24

BRIGHT WILLIAM & ROSA/BRIGHT STEPHEN A & TERESA G
28222 COFFEE MILL LANE
HILLIARD, FL 32046

2023

41-4N-23-1210-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

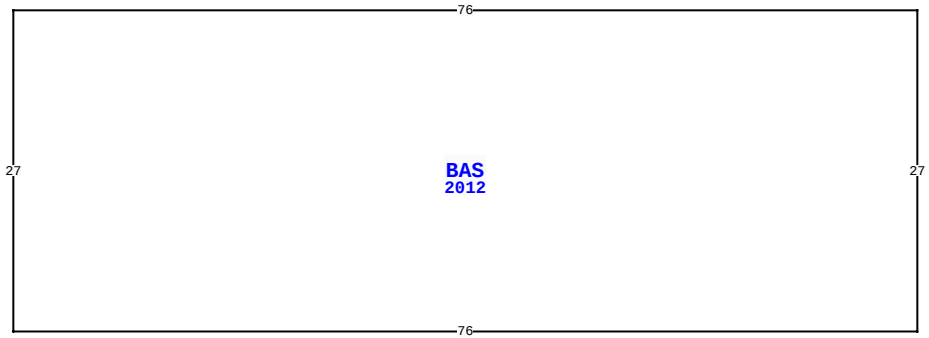
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	49,137
TOTALS	2,052		2,052	49,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,052	122.8000	79.82	163,791	1993	1993	0	0	0	70.00	30.00

2 MH 94NO RP – 0% - 2014 Heated Area: 2052 HX Base Yr 2014



28222 COFFEE MILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,317
TOTAL MARKET OB/XF VALUE		39,051
TOTAL LAND VALUE - MARKET		536,245
TOTAL MARKET VALUE		331,709
SOH/AGL Deduction		108,003
ASSESSED VALUE		223,706
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		198,706
TOTAL JUST VALUE		735,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1238	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT STEPHEN & TE						
0987/1237	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S27 E76 N27$.

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
11	0351	CARPORT MT	0	50	0	0	532.00	SF	10.00	10.00	100	2005	2005	3	27	1,436	
12	0810	CONCRETE A	0	50	0	0	274.00	SF	6.50	6.50	100	2005	2005	3	87	1,549	

LAND DESCRIPTION

TOTAL OB/XF 2,985

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 06/10/2021 BY TWA Total Acres: 209.30 Total Land Value: 132,341 Market: 462,525 Agricultural: 58,621 Common: 73,720 PRINTED 08/02/2023 BY SYS

LOT 7
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28222 COFFEE MILL LANE
HILLIARD, FL 32046

2023

41-4N-23-1210-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

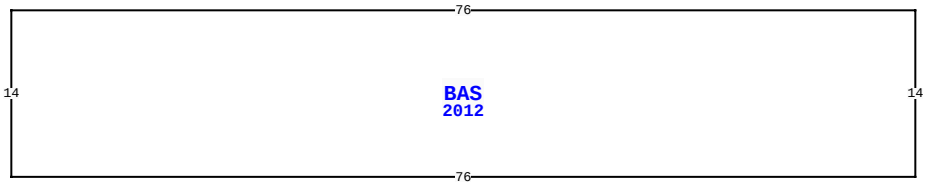
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	26,200
TOTALS	1,064		1,064	26,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	126.2800	82.08	87,333	1993	1993	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2014 Heated Area: 1064 HX Base Yr 2014



28222 COFFEE MILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,317
TOTAL MARKET OB/XF VALUE		39,051
TOTAL LAND VALUE - MARKET		536,245
TOTAL MARKET VALUE		331,709
SOH/AGL Deduction		108,003
ASSESSED VALUE		223,706
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		198,706
TOTAL JUST VALUE		735,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1238	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT STEPHEN & TE						
0987/1237	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/10/2021 BY TWA Total Acres: 209.30 Total Land Value: 132,341 Market: 462,525 Agricultural: 58,621 Common: 73,720 PRINTED 08/02/2023 BY SYS

LOT 7
IN OR 987/1238 & OR 987/1237
SECS 19-4N-24 & 49-4N-24

BRIGHT WILLIAM & ROSA/BRIGHT STEPHEN A & TERESA G
28222 COFFEE MILL LANE
HILLIARD, FL 32046

2023

41-4N-23-1210-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

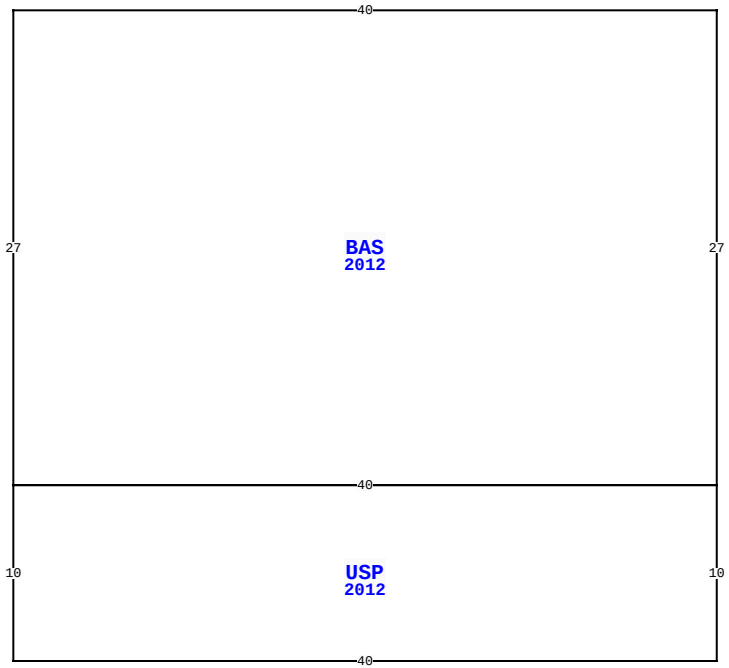
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	24,388
USP	400	50	200	4,516
TOTALS	1,480		1,280	28,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,280	115.8000	75.27	96,346	1989	1989	0	0	0	70.00	30.00

4 M/H 93- – 50% - 2014 Heated Area: 1080 HX Base Yr 2014



28222 COFFEE MILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 5 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,317
TOTAL MARKET OB/XF VALUE		39,051
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TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		198,706
TOTAL JUST VALUE		735,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1238	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT STEPHEN & TE						
0987/1237	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S27 USP=[YR=2012] S10 E40 N10 W40$ E40 N27$.

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 06/10/2021 BY TWA Total Acres: 209.30 Total Land Value: 132,341 Market: 462,525 Agricultural: 58,621 Common: 73,720 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

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Exterior Wall	30	VINYL 100
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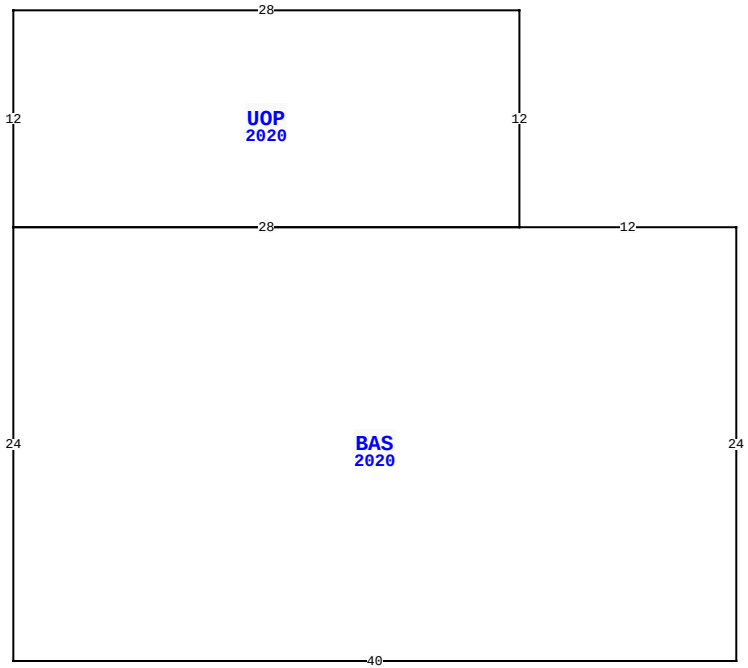
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	44,082
UOP	336	25	84	3,857
TOTALS	1,296		1,044	47,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,044	121.8000	79.17	82,653	2000	2005	0	0	0	42.00	58.00

5 MH 94NO RP – 0% - 2014 Heated Area: 960 HX Base Yr 2014



28222 COFFEE MILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

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: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT STEPHEN & TE						
0987/1237	5/22/2001	WD	U	I	07	100
GRANTOR: BRIGHT STEPHEN A & TE						
GRANTEE: BRIGHT WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 UOP=[YR=2020] N12 W28 S12 E28$ W28 S24 E40 N24$.

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 06/10/2021 BY TWA Total Acres: 209.30 Total Land Value: 132,341 Market: 462,525 Agricultural: 58,621 Common: 73,720 PRINTED 08/02/2023 BY SYS