

PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E PT OR 2428/626
(EX PT IN OR 1480/939) &

SORBER SHERRI L
22465 CR 121
HILLIARD, FL 32046

2024

10-2N-23-0000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100	392	9,286
BAS	1,076	100	1,076	25,488
FCP	210	25	52	1,232
FOP	354	30	106	2,511
UST	140	55	77	1,824

TOTALS	2,172		1,703	40,341
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	793.00	SF	5.20
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20
6	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00
7	0681	POLE SHED	0	0	10	20	200.00	SF	15.00
8	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.56

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,703	112.8000	78.96	134,469	1965	1970	0	0	0 70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 1468											
HX Base Yr											

3076 DOGWOOD LN, HILLIARD	BLD DATE	LGL DATE	06/16/2023	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	0811	CONCRETE B	0	0	0	0	793.00	SF	5.20	5.20	100	1985	1985	3	47	1,938	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
3	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20	5.20	100	2006	2006	3	87	3,447	
6	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1989	1989	3	57	16,416	
7	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1989	1989	3	20	600	
8	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	100	1984	1984	3	44	455	

TOTAL OB/XF										23,576							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.56	AC		1.00	1.00	1.00	19,000.00	19,000.00	105,640

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		76,318	
TOTAL MARKET OB/XF VALUE		23,576	
TOTAL LAND VALUE - MARKET		105,640	
TOTAL MARKET VALUE		205,534	
SOH/AGL Deduction		18,523	
ASSESSED VALUE		187,011	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		187,011	
TOTAL JUST VALUE		205,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6414	XFOB	1,027	04/18/1990
8002	MH MOVE-ON	18,500	12/11/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2428/0626	1/07/2021	PR	U	I	19		100		
GRANTOR: SORBER SHERRI L P/R 0									
GRANTEE: SORBER SHERRI L									
1957/0829	11/30/2014	QC	U	I	11		100		
GRANTOR: WILSON EVELENA									
GRANTEE: SORBER SHERRI LYNNE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W10 S5 FOP=[YR=1993] W7 BAS=[YR=1993] W45 S12 W7 S10BAS=[YR=1993] S12 E34 N8 W4 N4 W30 \$ E30 S4 E4 N4 E18 N22\$ S22 W18 S8 E25 FCP=[YR=1993] E10 N21 W10 S21\$ N30\$ S9 E10 N14\$.									

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