PT LOT 1 IN OR 2404/1732
BOULOGNE COUNTRY SUB PBK 5/353

EASTERLING MICHELE LOIS L/E/
28094 RUSTIC WOODS TRAIL
HILLIARD, FL 32046

2024

14-4N-23-0190-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28094 RUSTIC WOODS TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,183
TOTAL LAND VALUE - MARKET	124,000
TOTAL MARKET VALUE	138,183
SOH/AGL Deduction	0
ASSESSED VALUE	138,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,183
TOTAL JUST VALUE	138,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003426	CO ISSUED	0	03/15/2023
22018331	MH MOVE-ON	0	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1732	7/17/2020	QC	U	I	11	100
GRANTOR: EASTERLING MICHELE LO						
GRANTEE: BEVANS MICHELE L &						
1954/0901	12/12/2014	QC	U	I	11	100
GRANTOR: MUSGROVE MICHAEL FLOY						
GRANTEE: EASTERLING MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1993	1993	3	66	2,183	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,183

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	4.96	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,000							

REVIEW DATE 02/22/2023 BY WW Total Acres: 4.96 Total Land Value: 124,000 Market: 0 Agricultural: 0 Common: 124,000 PRINTED 08/06/2024 BY SYS