PT OF SE1/4 OF SW1/4 OF NE1/4
IN OR 2571/1030

CORDER ZACKERY TANNER & KOON ALEXANDRIA MARIE
28830 TRIGG ROAD
HILLIARD, FL 32046

2024

22-4N-23-0000-0003-0200

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

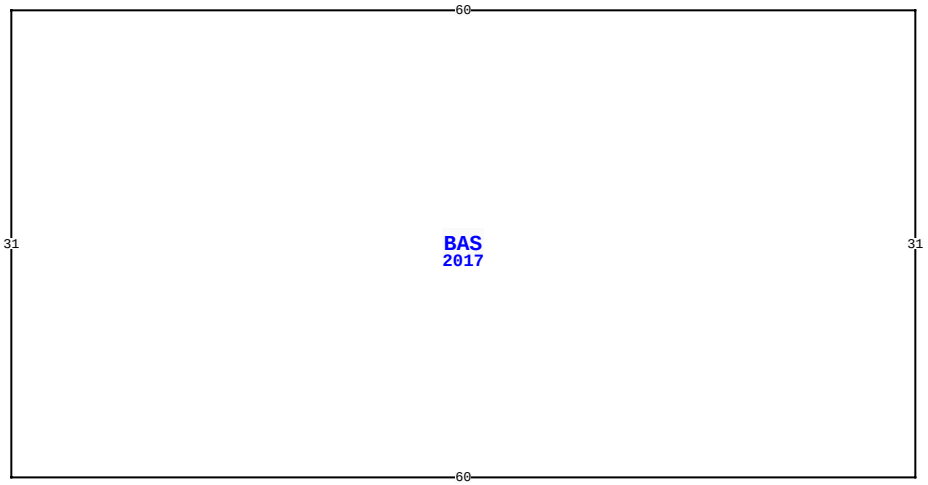
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	165,772
TOTALS	1,860		1,860	165,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,860	114.2680	91.41	170,023	2017	2017	0	0	0	2.50	97.50

1 SFR MODULR – 0% - 2023 Heated Area: 1860 HX Base Yr



28830 TRIGG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,200
TOTAL MARKET VALUE	217,972
SOH/AGL Deduction	8,587
ASSESSED VALUE	209,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,385
TOTAL JUST VALUE	217,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001673	CO ISSUED	0	03/02/2017
17000747	MODULAR HM	0	02/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1030	6/15/2022	WD	Q	I	01	280,000
GRANTOR: MOYLE RANDALL W						
GRANTEE: CORDER ZACKERY T &						
2074/1163	9/26/2016	WD	U	I	37	151,100
GRANTOR: SMITH EVA MAE						
GRANTEE: MOYLE RANDALL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S31 E60 N31$.

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
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,200							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.74 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/06/2024 BY SYS