E1/2 OF NE1/4 OF NE1/4
PARCELS 1 & 2-7
IN OR 1390/1217

CASWELL JESSE R & CHERIE J
28341 CENTURY LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

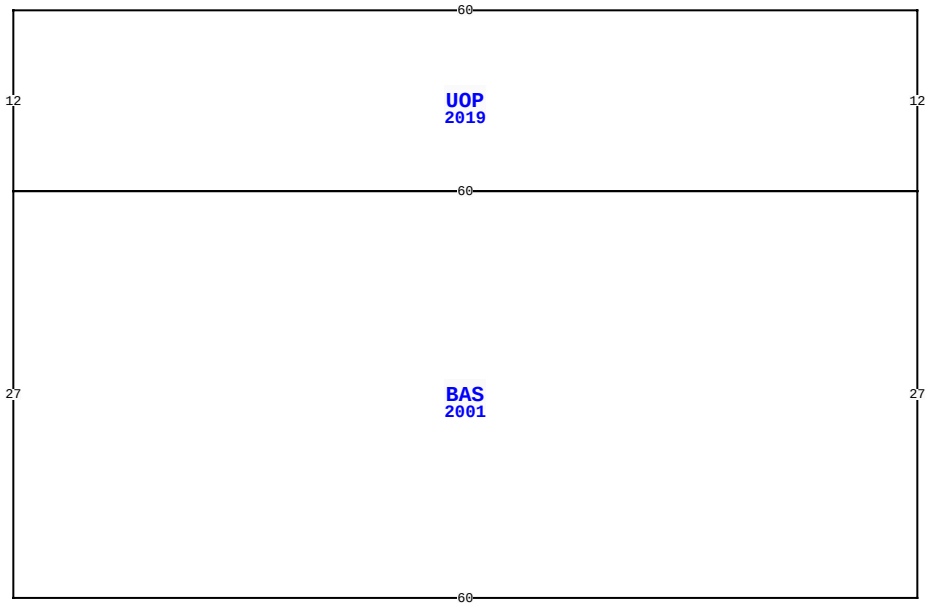
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	89,804
UOP	720	25	180	9,978
TOTALS	2,340		1,800	99,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	160.6800	120.51	216,918	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2006 Heated Area: 1620 HX Base Yr 2006



28341 CENTURY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,782
TOTAL MARKET OB/XF VALUE		20,811
TOTAL LAND VALUE - MARKET		327,080
TOTAL MARKET VALUE		158,074
SOH/AGL Deduction		81,842
ASSESSED VALUE		76,232
TOTAL EXEMPTION VALUE	HX HB	48,015
BASE TAXABLE VALUE		28,217
TOTAL JUST VALUE		447,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18805	ELEC OTHER	0	02/01/2007
M12461	MECH OTHER	0	02/01/2007
WE00481	OTHER	0	01/01/2007
MHU94742	MH MOVE-ON	0	12/01/1994
B94970	NEW CONSTR	44,620	04/01/1994
5834	TEMP POLE	0	04/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1217	2/21/2006	WD	U	I	07	100
GRANTOR: GEIGER CLINTON & KATH						
GRANTEE: CASWELL JESSE R & C						
1363/0393	10/31/2005	WD	Q	I		219,000
GRANTOR: GEIGER CLINTON R & KA						
GRANTEE: CASWELL JESSE R & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W60 S12 BAS=[YR=2001] S27 E60 N27 W60$ E60 N12$
.

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	0350	CARPORT WD	0	100	26	24	624.00	SF	13.00	13.00	100	2005	2005	3	24	1,947	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	2005	2005	3	86	3,484	
4	0940	SHEDS/PORT	0	100	32	11	352.00	SF	21.30	21.30	100	2007	2007	3	31	2,324	
5	0681	POLE SHED	0	100	42	40	1,680.00	SF	15.00	15.00	100	2000	2000	3	28	7,056	

LAND DESCRIPTION

TOTAL OB/XF 20,811

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	20.22	AC		1.00	1.00	1.00	370.00	370.00	7,481							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	21.22	AC		1.00	1.00	1.00	14,000.00	14,000.00	297,080							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 21.22 Total Land Value: 37,481 Market: 297,080 Agricultural: 7,481 Common: 30,000 PRINTED 08/06/2024 BY SYS