

LARGE GEORGE A & LYNN I
28170 TRINITY LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	30	0800	02	1,066	117.6000	88.20	94,021	2002	2002	0	0	0	50.00	50.00	Tax Group: 4	Tax Dist:													
Roof Structur	03	1 M/H 94+ - 100% - 2003										Heated Area: 1066					HX Base Yr 2003												
Roof Cover	03	41 26 41 26 BAS 2002																											
Interior Wall	05																												
Interior Floo	14																												
Interior Floo	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units	0																												
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		09																								
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,066	100	1,066	47,011																									
TOTALS		1,066		1,066	47,010																								
EXTRA FEATURES										28170 TRINITY LN, HILLIARD										BLD DATE				LGL DATE		06/16/2023		MLU	
										XF DATE				LAND 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													
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					
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,750												
REVIEW DATE	08/03/2020	BY	TWA	Total Acres: 3.03		Total Land Value: 75,750		Market: 0		Agricultural: 0		Common: 75,750		PRINTED 08/06/2024 BY SYS															