



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,512	100
TOTALS	1,512	98,543

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	140.1600	105.12	158,941	2003	2008	0	0	38.00	62.00
1 M/H 94+ - 0% - 2023											
Heated Area: 1512											
HX Base Yr											
27											
BAS 2009											
56											
27											
56											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	98,543
TOTALS	1,512		1,512	98,543

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	12	12			10.00	100	2005
2	0681	POLE SHED	0	0	24	12			15.00	100	2013

28258 TRINITY LN, HILLIARD				XF DATE					LAND DATE	06/13/2023	MLU
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
144.00	SF	10.00	10.00	100	2005	2005	3	24	346		
288.00	SF	15.00	15.00	100	2013	2013	3	71	3,067		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	2.08	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	98,543		
TOTAL MARKET OB/XF VALUE	3,413		
TOTAL LAND VALUE - MARKET	62,400		
TOTAL MARKET VALUE	164,356		
SOH/AGL Deduction	0		
ASSESSED VALUE	164,356		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	164,356		
TOTAL JUST VALUE	164,356		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	160,968		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034086	MH MOVE-ON	0	01/03/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2601/1880	11/07/2022	WD	Q	I	01
GRANTOR: OSWALD JONAH S & BRIT					
GRANTEE: BRAGDON SPENCER & J					
2472/1975	6/22/2021	WD	Q	I	01
GRANTOR: KNOWLES JUSTIN LEE					
GRANTEE: OSWALD JONAH S & SH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W56 S27 E56 N27S.											