PT OF SE1/4 OF SW1/4 OF NE1/4
IN OR 899 PG 868 EX 4-3 & 4-4
HMST14760AGA & HMST14760BGA

ROBINSON DAVID WARREN/CREMEANS NINA JAN
281605 SUNDBERG ROAD
HILLIARD, FL 32046

2024

23-4N-23-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	05	Quality Level 05

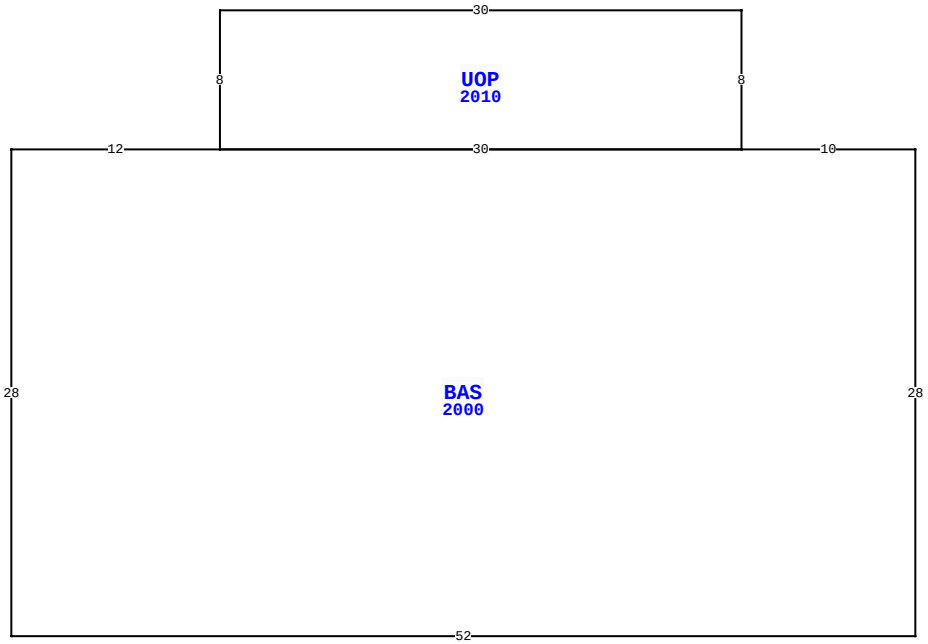
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	67,805
UOP	240	25	60	2,794
TOTALS	1,696		1,516	70,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,516	141.1200	105.84	160,453	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1456 HX Base Yr 2001



281605 SUNDBERG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,599
TOTAL MARKET OB/XF VALUE		835
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		136,234
SOH/AGL Deduction		69,232
ASSESSED VALUE		67,002
TOTAL EXEMPTION VALUE	HX HB	42,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0899/0868	9/13/1999	WD	U	V	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: ROBINSON DAVID & NI						
0891/1045	7/16/1999	WD	Q	V		17,900
GRANTOR: HASSELL MARK O						
GRANTEE: ROBINSON DAVID & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W10 W30 W12 S28 E52 N28 $
UOP=[YR=2010;ORIG=-40,-8] E30 S8 W30 N8 $
.

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
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2001	2001	3	29	835	

LAND DESCRIPTION

TOTAL OB/XF 835

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	100	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,800							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.16 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/06/2024 BY SYS