PT OF S1/2 OF SE1/4 OF NE1/4
IN OR 1857/1792
2008 FLEET DW/MH

ZIEGLER MICHAEL T & LAURIE A
28165 CHARITY LN
HILLIARD, FL 32046

2024

23-4N-23-0000-0007-0030

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

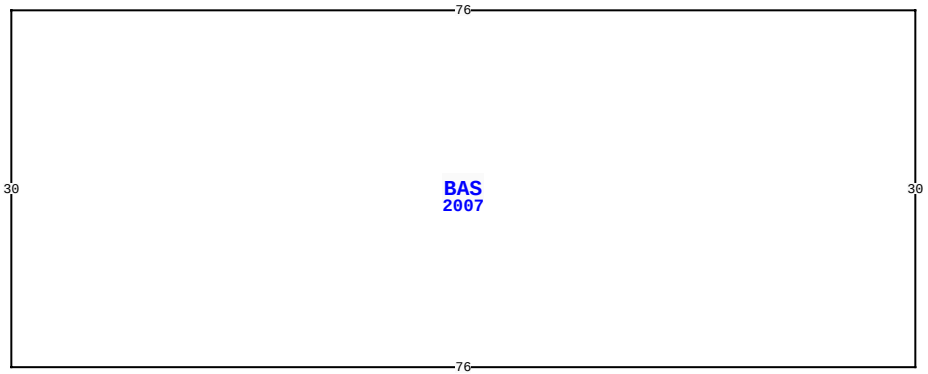
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	135,213
TOTALS	2,280		2,280	135,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	131.7800	98.84	225,355	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



28165 CHARITY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,213
TOTAL MARKET OB/XF VALUE		16,730
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		246,943
SOH/AGL Deduction		104,954
ASSESSED VALUE		141,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,989
TOTAL JUST VALUE		246,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4991	CO ISSUED	0	08/01/2007
E19913	ELEC OTHER	0	08/01/2007
MH4991	MH MOVE-ON	0	08/01/2007
M13242	MECH OTHER	0	08/01/2007
P12691	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/1792	5/21/2013	WD	U	I	38	102,000
GRANTOR: SPEIGHT THEODORE & MI						
GRANTEE: ZIEGLER MICHAEL T &						
1559/0517	4/03/2008	WD	Q	I		180,000
GRANTOR: T S FUNDING INC						
GRANTEE: SPEIGHT THEODORE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S30E76N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0510	GARAGE WD-	0	100	40	15	600.00	SF	35.00	35.00	100	2013	2013	3	71	14,910	

LAND DESCRIPTION

TOTAL OB/XF 16,730

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS