N1/2 OF SE1/4 OF NE1/4
IN OR 1454/478
ESMT OR 1499/721

CASWELL CHERIE J
28341 CENTURY LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28330 CHARITY 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	0
TOTAL MARKET OB/XF VALUE	23,681
TOTAL LAND VALUE - MARKET	182,000
TOTAL MARKET VALUE	57,001
SOH/AGL Deduction	25,048
ASSESSED VALUE	31,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,953
TOTAL JUST VALUE	205,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4926	CO ISSUED	0	04/01/2007
MH4926	MH MOVE-ON	0	04/01/2007
P12325	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/0478	10/24/2006	WD	Q	V		109,000
GRANTOR: GILLEY RICHARD W & SU						
GRANTEE: CASWELL CHERIE J						
1397/0934	3/21/2006	WD	Q	V		100,000
GRANTOR: CONNER DANIEL E						
GRANTEE: GILLEY RICHARD W &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
3	0752	USP	0	0	22	12	264.00	SF	15.00	15.00	100	2007	2007	3	48	1,901	
4	0351	CARPORT MT	0	0	0	0	714.00	SF	10.00	10.00	100	2007	2007	3	31	2,213	
5	0351	CARPORT MT	0	0	32	10	320.00	SF	10.00	10.00	100	2007	2007	3	31	992	
6	0940	SHEDS/PORT	0	0	32	11	352.00	SF	20.10	20.10	100	2005	2005	3	24	1,698	
7	0812	CONCRETE C	0	0	0	0	1,123.00	SF	4.00	4.00	100	2007	2007	3	88	3,953	
8	0940	SHEDS/PORT	0	0	20	10	200.00	SF	13.20	13.20	100	2008	2008	3	35	924	

LAND DESCRIPTION

TOTAL OB/XF 23,681

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	415.00	415.00	3,320							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 08/03/2020 BY TWA Total Acres: 9.00 Total Land Value: 33,320 Market: 152,000 Agricultural: 3,320 Common: 30,000 PRINTED 08/06/2024 BY SYS