

PT OF S1/2 OF NW1/4
N OFF TRIGG RD
IN OR 1197/1690

CARTER EDDIE L
28445 TRIGG ROAD
HILLIARD, FL 32046

2024

23-4N-23-0000-0012-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,052	100	2,052	110,254
TOTALS	2,052		2,052	110,254

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.57

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	132.6600	99.50	204,174	2004	2004	0	0	46.00	54.00
1 M/H 94+ - 100% - 2005											
Heated Area: 2052											
HX Base Yr 2005											
BAS 2004											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 110,254											
TOTAL MARKET OB/XF VALUE 3,080											
TOTAL LAND VALUE - MARKET 47,100											
TOTAL MARKET VALUE 160,434											
SOH/AGL Deduction 72,380											
ASSESSED VALUE 88,054											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 38,054											
TOTAL JUST VALUE 160,434											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 156,922											

28445 TRIGG RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
3,080											

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1197/1690	12/29/2003	WD U	I 11
18,000			
GRANTOR: TAYAG CHRISTINA E			
GRANTEE: CARTER EDDIE L			
1197/1688	12/29/2003	WD U	I 07
100			
GRANTOR: WEAVER CHESTER E			
GRANTEE: TAYAG CHRISTINA E			

BUILDING NOTES											
BAS=[YR=2004] W76 S27 E76 N27\$.											

BUILDING DIMENSIONS											
BAS=[YR=2004] W76 S27 E76 N27\$.											