PT OF S1/2 OF NW1/4
IN OR 2178/620

NETTLES RICHARD A & AMBER B
28296 TRIGG RD
HILLIARD, FL 32046

2024

23-4N-23-0000-0012-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

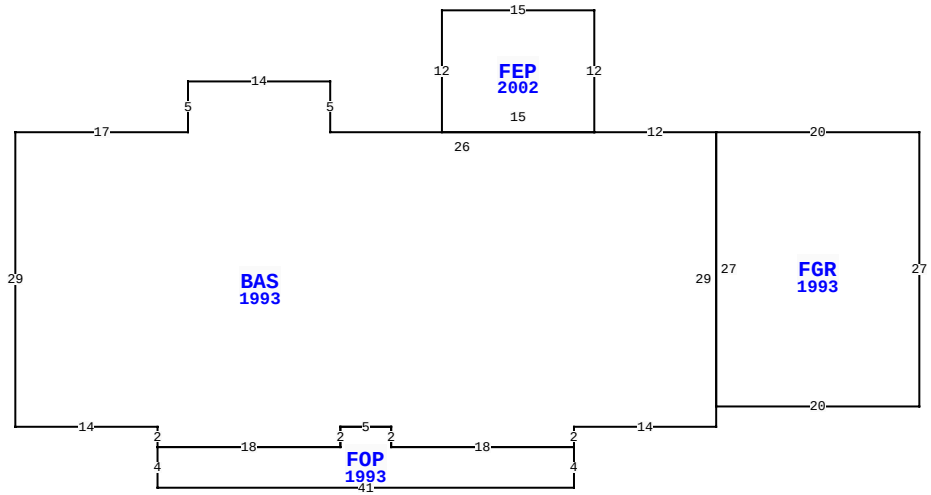
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	2,143	185,465
FEP	180	80	144	12,462
FGR	540	55	297	25,703
FOP	174	30	52	4,501
TOTALS	3,037		2,636	228,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	115.3152	109.55	288,774	1989	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2143 HX Base Yr 2019



28296 TRIGG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,131
TOTAL MARKET OB/XF VALUE		12,934
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		406,065
SOH/AGL Deduction		186,557
ASSESSED VALUE		219,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,508
TOTAL JUST VALUE		406,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703009	REPAIR/RRF	14,000	05/11/2017
17001508	REMODEL	16,000	02/24/2017
0711177	REPAIR/RRF	13,000	11/15/2007
R013001	REPAIR/RRF	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/0620	2/15/2018	WD	Q	I	01	270,000
GRANTOR: GOODWIN KATHRINE R &						
GRANTEE: NETTLES RICHARD A &						
2062/1317	8/03/2016	FJ	U	I	11	100
GRANTOR: ROYAL HENRY C EST						
GRANTEE: GOODWIN KATHRINE R,						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W12 FEP=[YR=2002] N12 W15 S12 E15 $ W26 N5 W14 S5 W17 S29 E14 S2 FOP=[YR=1993] S4 E41 N4 W18 N2 W5 S2 W18 $ E18 N2 E5 S2 E18 N2 E14 N29 $ S27 E20 N27 $.

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	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	100	1989	1989	3	57	1,642	
2	0845	KOOL DECK	0	100	0	0	557.00	SF	7.25	7.25	100	1992	1992	3	64	2,584	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
5	0350	CARPORT WD	0	100	32	24	768.00	SF	9.36	9.36	100	1997	1997	3	20	1,438	
6	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2010	2010	3	45	1,980	
7	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	45	2,700	

LAND DESCRIPTION

TOTAL OB/XF 12,934

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	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000							

REVIEW DATE 03/04/2024 BY WWA Total Acres: 11.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS