PT OF S1/2 OF NW1/4
IN OR 947 PG 835
R621673 & R621674

PROFFIT BENJAMIN T & AMANDA S
28128 TRIGG ROAD
HILLIARD, FL 32046-7470

2024

23-4N-23-0000-0012-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

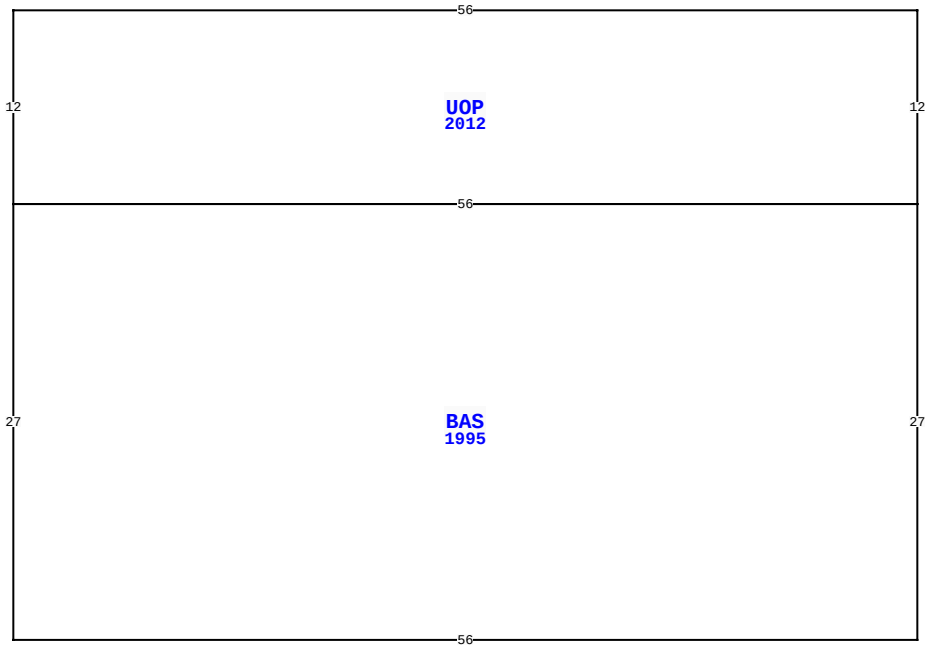
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	46,254
UOP	672	25	168	5,139
TOTALS	2,184		1,680	51,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	135.9600	101.97	171,310	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



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

28128 TRIGG RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,393
TOTAL MARKET OB/XF VALUE		8,472
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		119,865
SOH/AGL Deduction		44,110
ASSESSED VALUE		75,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,755
TOTAL JUST VALUE		119,865
NCON VALUE		5,140
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/0835	8/30/2000	WD	U	I	07	100
GRANTOR: ANDERSON RICHARD & SA						
GRANTEE: PROFFIT BENJAMIN T						
0894/1796	8/11/1999	WD	Q	I		50,000
GRANTOR: ANDERSON RICHARD ALLE						
GRANTEE: PROFFIT BENJAMIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W56 S27 E56 N27 $
UOP=[YR=2012;ORIG=-56,-12] S12 E56 N12 W56 $
.

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	0351	CARPORT MT	0	100	28	27	756.00	SF	10.00	10.00	100	2001	2001	3	20	1,512	
2	0200	BARN WD 0-	0	100	0	0	1,200.00	SF	20.00	20.00	100	2001	2001	3	29	6,960	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/04/2024 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS