LOTS 9 & 10
IN OR 1199/921
ESMT PT OR 1308/955

EDWARDS LEON D
28280 DO HI WAY
HILLIARD, FL 32046

2024

23-4N-23-2020-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

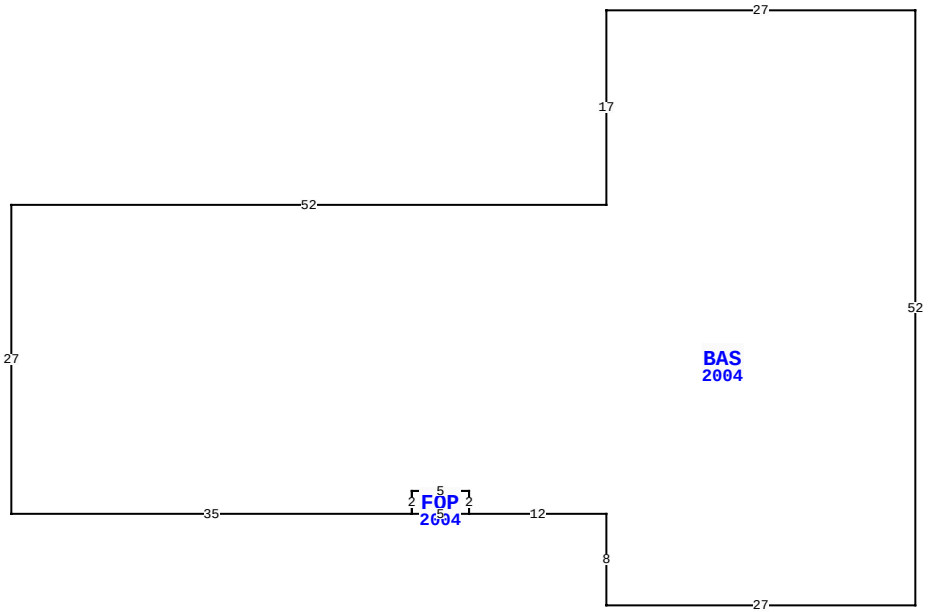
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAS	2,798	100	2,798	238,277
FOP	10	30	3	256
TOTALS	2,808		2,801	238,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,801	117.3000	93.84	262,846	2004	2004	0	0	0	9.25	90.75

1 SFR MODULR – 100% - 2006 Heated Area: 2798 HX Base Yr 2006



28280 DO HI WAY, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,533
TOTAL MARKET OB/XF VALUE		16,682
TOTAL LAND VALUE - MARKET		312,000
TOTAL MARKET VALUE		323,270
SOH/AGL Deduction		148,448
ASSESSED VALUE		174,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,822
TOTAL JUST VALUE		567,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27139	NEW CONSTR	24,372	04/01/2013
E0514203	ELEC OTHER	0	02/01/2005
B0412590	FOUNDATION	0	01/04/2004
B0412642	MH MOVE-ON	0	01/04/2004
MH992549	MH MOVE-ON	0	01/02/1999
MH992539	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0921	1/02/2004	WD	U	V	21	79,900
GRANTOR: WINN HUGH JR ETAL						
GRANTEE: EDWARDS LEON D						
1197/1843	12/29/2003	TD	U	V	01	100
GRANTOR: WINN GENE T & JOANNE						
GRANTEE: WINN GENE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 S17 W52 S27 E35 FOP=[YR=2004] E5 N2 W5 S2$ N2 E5 S2 E12 S8 E27 N52$.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	71	14,910	
2	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	2013	2013	3	94	1,772	

LAND DESCRIPTION

TOTAL OB/XF 16,682

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	415.00	415.00	2,490							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 20.00 Total Land Value: 68,055 Market: 252,000 Agricultural: 8,055 Common: 60,000 PRINTED 08/06/2024 BY SYS