LOT 12
ESMT PT OR 1308/955
CORNWALL SURVEY

HINSHAW SHAWN & NICOLE/WOLF ROSALINDA C EST
28186 DO HI WAY
HILLIARD, FL 32046

2024

23-4N-23-2020-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

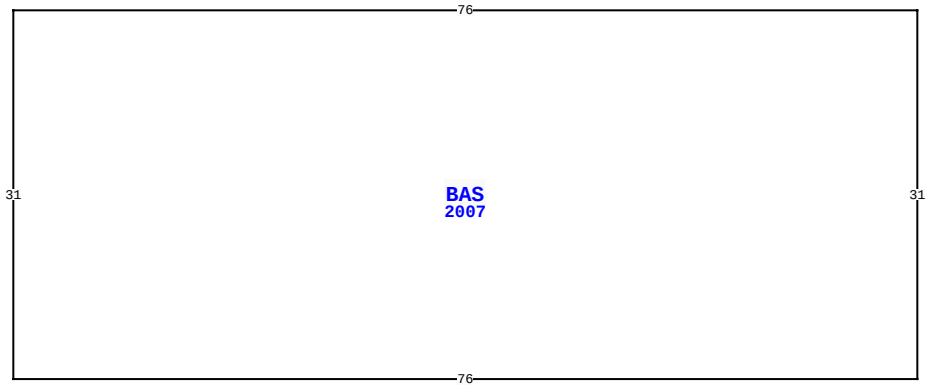
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	159,590
TOTALS	2,356		2,356	159,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	105.84	249,359	2004	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2021 Heated Area: 2356 HX Base Yr 2021



28186 DO HI WAY, HILLIARD

BLD DATE	04/17/2008	JH	LGL DATE	
XF DATE	04/17/2008	JH	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,590
TOTAL MARKET OB/XF VALUE		3,848
TOTAL LAND VALUE - MARKET		192,850
TOTAL MARKET VALUE		356,288
SOH/AGL Deduction		114,552
ASSESSED VALUE		241,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,736
TOTAL JUST VALUE		356,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044435	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1458	5/16/2019	WD	Q	I	01	185,000
GRANTOR: BIRDWELL-MAYNARD KATH						
GRANTEE: HINSHAW SHAWN & NIC						
2194/1646	3/29/2018	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: MAYNARD KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S31 E76 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2009	2009	3	40	768	

LAND DESCRIPTION

TOTAL OB/XF 3,848

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	10.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	192,850							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 10.15 Total Land Value: 192,850 Market: 0 Agricultural: 0 Common: 192,850 PRINTED 08/06/2024 BY SYS