

PT OF LOTS 42 & 43 (S-2 & S-3)
IN OR 2659/146
CORNWALL SURVEY

CAUDILL CHARLOTTE A L/E/
281441 SUNBERG ROAD
HILLIARD, FL 32046

2024

23-4N-23-2020-0042-0020



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	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	93,722
FOP	60	30	18	1,237
FOP	156	30	47	3,229
FST	216	55	119	8,177

TOTALS	1,796		1,548	106,366
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	24	288.00	SF	19.50	19.50	100	1979
2	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989
3	0940	SHEDS/PORT	0 100	6	6	36.00	SF	20.10	20.10	100	1987
4	0350	CARPORT WD	0 100	15	14	210.00	SF	13.00	13.00	100	1970
5	1242	WD DECK A	0 100	12	13	156.00	SF	10.00	10.00	100	1987
6	0810	CONCRETE A	0 100	0	0	396.00	SF	6.50	6.50	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,548	93.3300	88.66	137,246	1962	1962	0	0	22.50	77.50
1 SINGLE FAM - 100% - 0 Heated Area: 1364 HX Base Yr											
281441 SUNDBERG RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
17,190											

TOTAL OB/XF											
17,190											

Total Acres: 2.00	Total Land Value: 48,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		106,366	
TOTAL MARKET OB/XF VALUE		17,190	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		171,556	
SOH/AGL Deduction		105,124	
ASSESSED VALUE		66,432	
TOTAL EXEMPTION VALUE		HX HB 41,432	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		171,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5725	NEW CONSTR	700	02/15/1989
5505	GARAGE	10,608	02/08/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/146	8/04/2023	LE U	I	I	11	100	
GRANTOR: CAUDILL CHARLOTTE A							
GRANTEE: BENTON LITIA							
0841/1278	7/20/1998	WD U	I	I	06	100	
GRANTOR: CAUDILL LONNIE & CHAR							
GRANTEE: CAUDILL CHARLOTTE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2012] W13 FOP=[YR=1993] W5 FST=[YR=1993] W18 S12 BAS=[YR=1993] S44 E14 N10 E22 N34 W36\$ E18 N12\$ S12 E5 N12\$ S12 E13 N12\$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 48,000	PRINTED 08/06/2024 BY SYS
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