

PT OF LOT 49 (S-1)
 OR 648/190
 R672844 & R672845

TROUILLE BILLY JR
 28134 FRIENDLY PLACE
 HILLIARD, FL 32046

2024

23-4N-23-2020-0049-0010

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	90	
Interior Floor	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	03	Quality Level	03	
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	1,152	100	1,152	51,259
TOTALS	1,152		1,152	51,259

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,152	123.6000	92.70	106,790	1996	2001	0	0	52.00	48.00														
1 M/H 94+ - 100% - 0																									
Heated Area: 1152																									
HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1997 </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/13/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	06/13/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		51,259	
TOTAL MARKET OB/XF VALUE		1,465	
TOTAL LAND VALUE - MARKET		81,900	
TOTAL MARKET VALUE		134,624	
SOH/AGL Deduction		76,900	
ASSESSED VALUE		57,724	
TOTAL EXEMPTION VALUE	HX HB	32,724	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		134,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004578	288SF SHED	14,768	04/14/2021
B27165	ADDITION	0	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/0190	2/05/1992	WD	U	I	01	100
GRANTOR: TROUILLE BILLY & B						
GRANTEE: TROUILLE BILLY JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W48 S24 E48 N24 \$.	

EXTRA FEATURES																
L N	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	0940	SHEDS/PORT	0	100	12	12			144.00	SF	1995	1995	3	20	864	
2	0350	CARPORT WD	0	100	12	12			13.00	SF	1996	1996	3	20	374	
3	0350	CARPORT WD	0	100	12	11			8.58	SF	1995	1995	3	20	227	
TOTALS														1,465		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,900							