



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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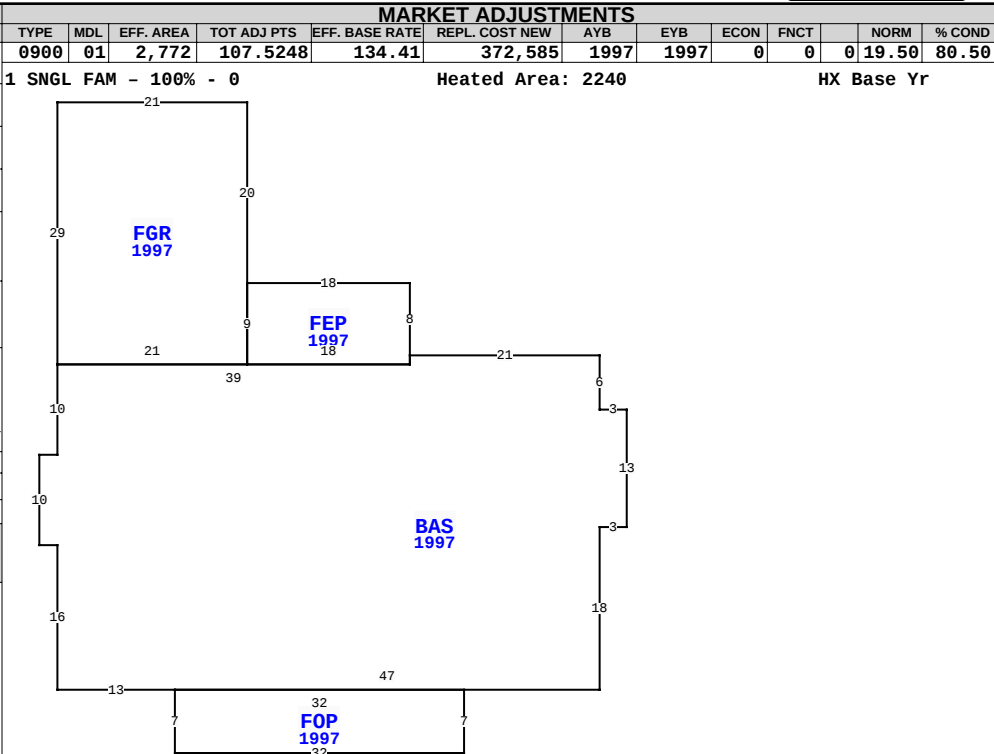
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	242,368
FEP	162	80	130	14,066
FGR	609	55	335	36,247
FOP	224	30	67	7,249

TOTALS	3,235		2,772	299,931
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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	0681	POLE SHED	0 100	22	30	660.00	SF	15.00	15.00	100	1996
3	0351	CARPORT MT	0 100	22	62	1,364.00	SF	10.00	10.00	100	1996
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997

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	2.73	AC	

REVIEW DATE	12/12/2023	BY	WW
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

28979 SUNDBERG RD, HILLIARD

TOTAL OB/XF												7,904
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
05	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	

Total Acres: 2.73	Total Land Value: 81,900	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,829	
TOTAL MARKET OB/XF VALUE		7,904	
TOTAL LAND VALUE - MARKET		81,900	
TOTAL MARKET VALUE		426,633	
SOH/AGL Deduction		218,500	
ASSESSED VALUE		208,133	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		158,133	
TOTAL JUST VALUE		426,633	
NCON VALUE		36,898	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011439	GARAGE	125,647	09/08/2023
22012692	REPAIR/RRF	9,600	08/18/2022
B973968	NEW CONSTR	125,000	05/01/1997
B952344	XFOB	11,355	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0648/0187	2/05/1992	WD	U	I	01	100	
GRANTOR: TROUILLE BILLY & B							
GRANTEE: TROUILLE ALTON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W3 N6 W21 FEP=[YR=1997] N8 W18 FGR=[YR=1997] N20 W21 S29 E21 N9 \$ S9 E18 N1 \$ S1 W39 S10 W2 S10 E2 S16 E13 FOP=[YR=1997] S7 E32 N7 W32 \$ E47 N18 E3 N13 \$.											

TROUILLE ALTON
28979 SUNDBERG ROAD
HILLIARD, FL 32046

23-4N-23-2020-0049-0020

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