PT OF LOT 55
IN OR 1763/1491
EX ESMT IN OR 717/270

TROUILLE MIKE A & LINDSAY P
28266 DEW DROP LANE
HILLIARD, FL 32046

2024

23-4N-23-2020-0055-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

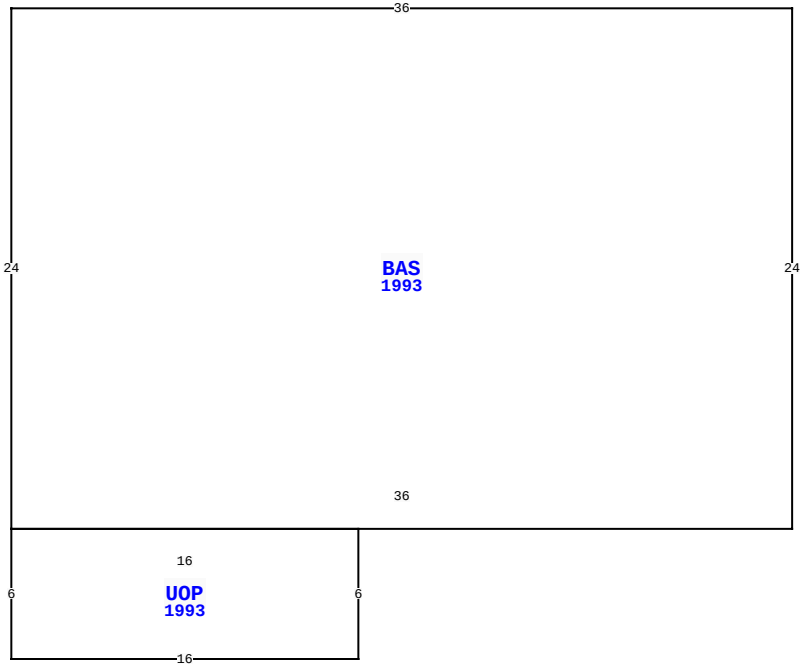
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	14,774
UOP	96	20	19	325
TOTALS	960		883	15,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	883	90.0000	85.50	75,496	1976	1976	0	0	20	19.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



28240 DEW DROP LN, 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	15,099
TOTAL MARKET OB/XF VALUE	1,126
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	47,725
SOH/AGL Deduction	5,492
ASSESSED VALUE	42,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,233
TOTAL JUST VALUE	47,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1763/1491	11/04/2011	WD	U	I	11	15,300
GRANTOR: QUATTLEBAUM SHERRY						
GRANTEE: TROUILLE MIKE A & L						
1672/0381	4/16/2010	TX	U	I	11	100
GRANTOR: TAX COLLECTOR						
GRANTEE: QUATTLEBAUM SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 UOP=[YR=1993] S6 E16 N6 W16$ E36 N24$.

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	0940	SHEDS/PORT	0	0	20	14	280.00	SF	20.10	20.10	100	1994	1994	3	20	1,126	

LAND DESCRIPTION

TOTAL OB/XF 1,126

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	0	0005	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS