

ROWLAND MORGAN JR & SHANNON
28381 SUNDBERG ROAD
HILLIARD, FL 32046

25-4N-23-2020-0009-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1004 1002 100WOOD FRAME 1001. 1. 1000 100

BedroomsBathroomsFrameStoriesUnits

4 1002 10002WOOD FRAME 1001. 1. 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

04Quality Level 040200MOBILE HOME090001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUE

BAS2,2801002,280105,456DCK16015241,110

TOTALS2,4402,304106,566

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

10500FP-PRE FAB010001.00UT3,500.003,500.00100200120013852,975

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000115CSFR ACRES1000005OR0.000.003.04AC1.001.001.0025,000.0025,000.0076,000

REVIEW DATE03/21/2024BYWWATotal Acres: 3.04Total Land Value: 76,000Market: 0Agricultural: 0Common: 76,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0800022,304128.480096.36222,013200120010052.0048.00

M/H 94+ - 100% - 2006Heated Area: 2280HX Base Yr 2006

BAS2005DCK2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/16/2023MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE106,566TOTAL MARKET OB/XF VALUE2,975TOTAL LAND VALUE - MARKET76,000TOTAL MARKET VALUE185,541SOH/AGL Deduction102,865ASSESSED VALUE82,676TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE32,676TOTAL JUST VALUE185,541NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE182,621

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / UR / I / V / I / RSN CD SALE PRICE

1364/099211/03/2005WDUUII0590,000

GRANTOR: SECRETARY OF HOUSINGGRANTEE: ROWLAND MORGAN JR &1280/115612/13/2004WDUUII06100GRANTOR: IRWIN MORTGAGE CORPGRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E16 DCK=[YR=2005] S10 E16 N10 W16 \$ E60 N30 \$.