

S194.28 FT OF LOT 10
E OF CENTERLINE OF SUNBERG RD
IN OR 2144/259

HENRY MATTHEW
28275 SUNBERG RD
HILLIARD, FL 32046

2024

25-4N-23-2020-0010-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	05	AVERAGE 100	0800	02	1,560	135.9600	101.97	159,073	2002	2002	0	0	50.00	50.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018													Heated Area: 1560																			
Roof Cover	12	MODULAR MT 100														HX Base Yr 2018																			
Interior Wall	05	DRYWALL 100	30 52 30 BAS 2002 52													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE										79,536									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										6,329									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										78,000									
Bedrooms		4 100														TOTAL MARKET VALUE										163,865									
Bathrooms		2 100														SOH/AGL Deduction										59,410									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										104,455									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units		0 100														BASE TAXABLE VALUE										54,455									
			TOTAL JUST VALUE										163,865																						
			NCON VALUE										3,859																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										153,164																						
Quality			04	Quality Level 04																															
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	1,560	100	1,560	79,537																															
TOTALS			1,560	1,560	79,536																														
EXTRA FEATURES			28275 SUNDBERG RD, HILLIARD																																
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	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	15.00	100	2002	2002	3	30	3,240																				
3	0811	CONCRETE B	0 100	0	0	505.00	SF	5.20	5.20	100	2002	2002	3	82	2,153																				
4	0754	FOP	0 100	26	10	260.00	SF	15.00	15.00	100	2005	2005	3	24	936																				
LAND DESCRIPTION																	TOTAL OB/XF 6,329																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	OR	0.00	0.00	3.12	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,000																		
REVIEW DATE 03/21/2024 BY WWA Total Acres: 3.12 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/06/2024 BY SYS																																			