IN OR 2256/1770
PARCELS 3 & 3-13
ESMT IN OR 753/972

PERSINGER RANDY L L/E/
28884 DAVIS ROAD
HILLIARD, FL 32046

2024

29-4N-24-0000-0003-0000

BUILDING CHARACTERISTICS

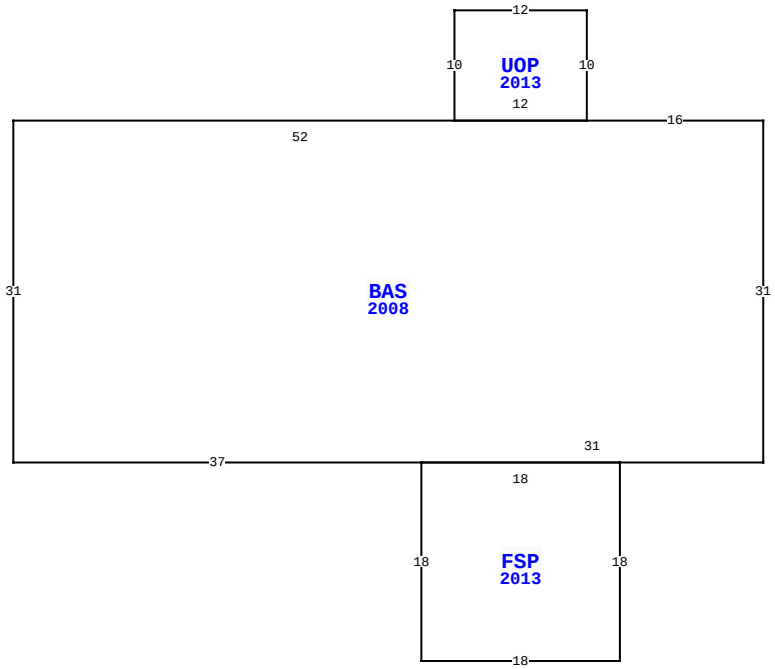
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,108	100	2,108	100,956
FSP	324	60	194	9,291
UOP	120	25	30	1,437
TOTALS	2,552		2,332	111,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,332	122.8000	92.10	214,777	2003	2003	0	0	0	48.00	52.00

3 M/H 94+ – 100% - 2009 Heated Area: 2108 HX Base Yr 2009



28884 DAVIS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,087
TOTAL MARKET OB/XF VALUE		14,595
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		247,682
SOH/AGL Deduction		78,760
ASSESSED VALUE		168,922
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,922
TOTAL JUST VALUE		247,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700031	GARAGE	0	01/01/2017
MH044367	MH MOVE-ON	0	01/04/2004
93662	NEW CONSTR	72,000	01/01/1994
94659	NEW CONSTR	452	01/01/1994
6455	DEMOLITION	0	05/11/1990
6456	NEW CONSTR	48,706	05/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2256/1770	1/11/2019	WD	U	I	11	100
GRANTOR: PERSINGER RANDY LEE						
GRANTEE: RANDY L PERSINGER 2						
1587/0489	9/29/2008	WD	U	I	06	100
GRANTOR: LEE THOMAS HENRY & MA						
GRANTEE: PERSINGER RANDY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 UOP=[YR=2013] N10 W12 S10 E12$ W52 S31 E37
FSP=[YR=2013] S18 E18 N18 W18$ E31 N31$.

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	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2009	2009	3	90	2,705	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0812	CONCRETE C	0	100	0	0	1,450.00	SF	4.00	4.00	100	2010	2010	3	91	5,278	
4	0811	CONCRETE B	0	100	35	20	700.00	SF	5.20	5.20	100	2019	2019	3	98	3,567	

LAND DESCRIPTION

TOTAL OB/XF 14,595

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	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

IN OR 2256/1770
PARCELS 3 & 3-13
ESMT IN OR 753/972

PERSINGER RANDY L L/E/
28884 DAVIS ROAD
HILLIARD, FL 32046

2024

29-4N-24-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

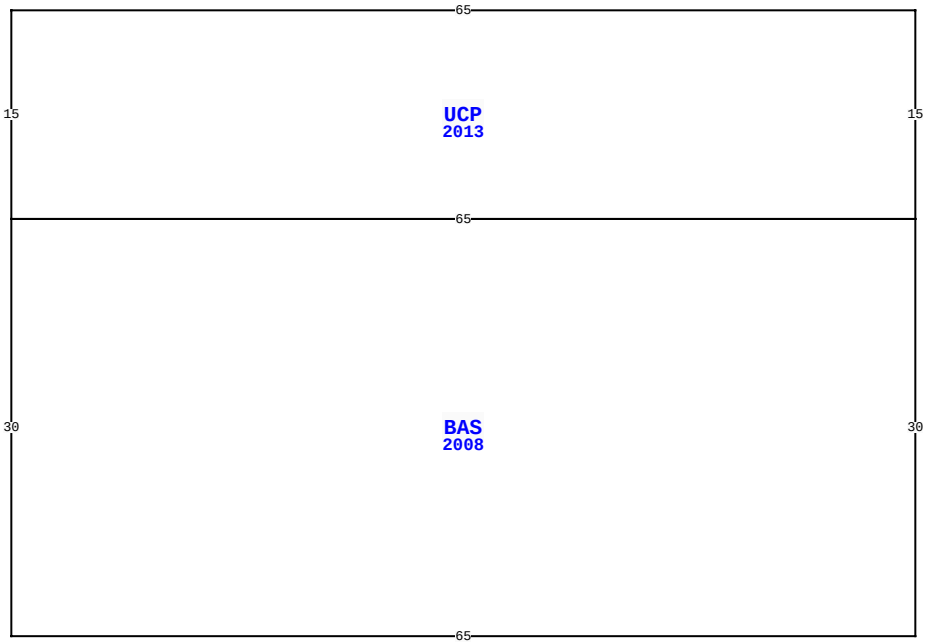
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	41,200
UCP	975	20	195	4,120
TOTALS	2,925		2,145	45,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,145	75.4600	26.41	56,649	2008	2008	0	0	0	20.00	80.00

4 GARAGE RES – 100% - 2009 Heated Area: 1950 HX Base Yr 2009



28884 DAVIS RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

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BASE TAXABLE VALUE		118,922
TOTAL JUST VALUE		247,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/1770	1/11/2019	WD	U	I	11	100
GRANTOR: PERSINGER RANDY LEE						
GRANTEE: RANDY L PERSINGER 2						
1587/0489	9/29/2008	WD	U	I	06	100
GRANTOR: LEE THOMAS HENRY & MA						
GRANTEE: PERSINGER RANDY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2013] W65 S15 BAS=[YR=2008] S30 E65 N30 W65$ E65 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 753/972

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2024

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

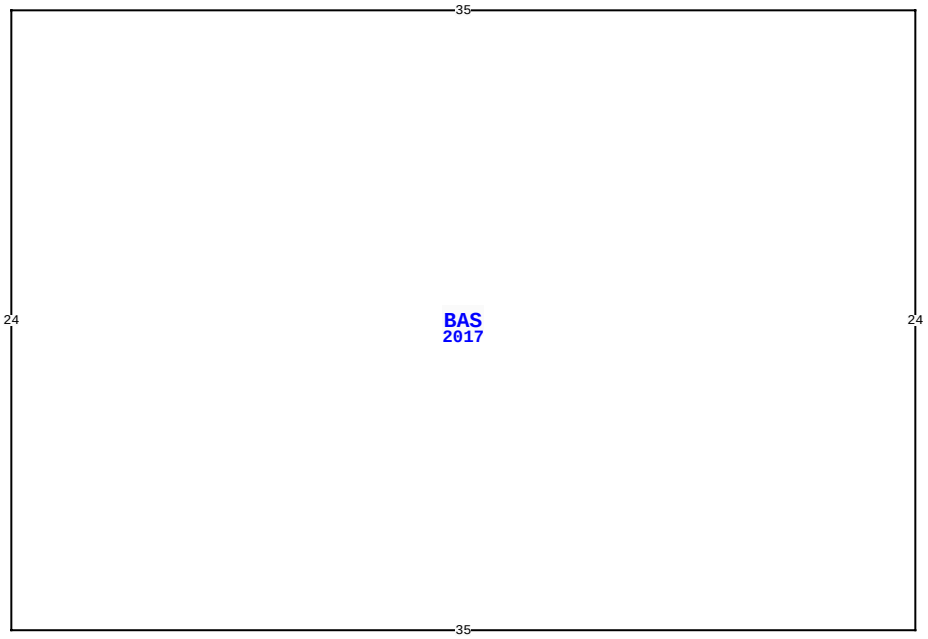
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,084
TOTALS	840		840	16,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2017	2017	0	0	0	6.00	94.00

5 GARAGE RES – 100% - 2009 Heated Area: 840 HX Base Yr 2009



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GRANTOR: LEE THOMAS HENRY & MA						
GRANTEE: PERSINGER RANDY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W35 S24 E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS