LOT 3
DAVIDON EAST PB 5/278

COX JOHN B & WANDA MAE L/E/
28092 DAVIDON PLACE
HILLIARD, FL 32046

2024

32-4N-24-0310-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

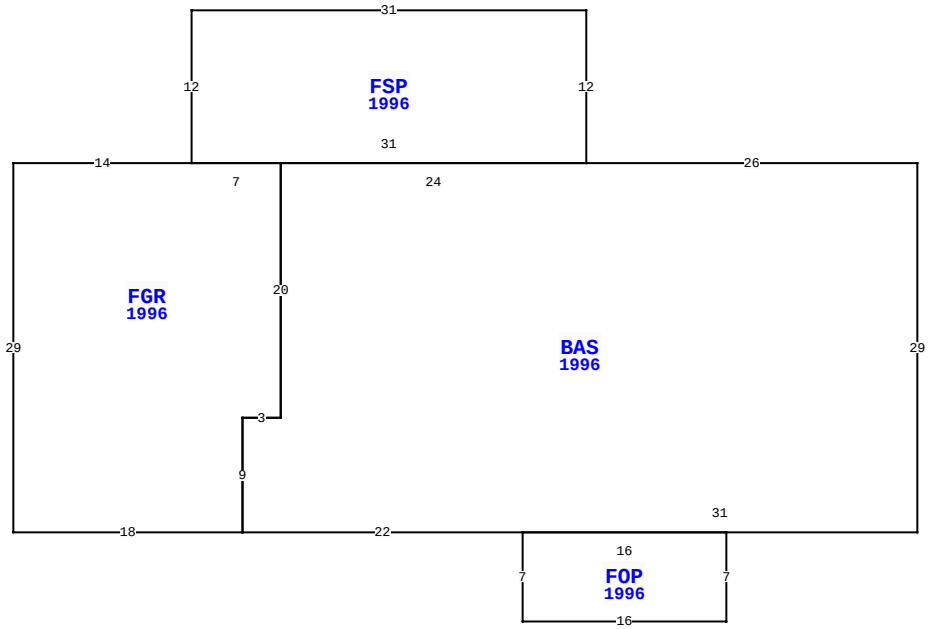
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1,477	152,694
FGR	582	55	320	33,082
FOP	112	30	34	3,515
FSP	372	40	149	15,404
TOTALS	2,543		1,980	204,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	99.0486	123.81	245,144	1996	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1997 Heated Area: 1477 HX Base Yr 1997



28092 DAVIDON PL, HILLIARD

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

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	0812	CONCRETE C	0	100	0	0	2,182.00	SF	4.00	4.00	100	1996	1996	3	72	6,284	
2	1242	WD DECK A	0	100	15	9	135.00	SF	10.00	10.00	100	2001	2001	3	20	270	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,695
TOTAL MARKET OB/XF VALUE		6,554
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		242,449
SOH/AGL Deduction		127,204
ASSESSED VALUE		115,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,245
TOTAL JUST VALUE		242,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007039	XFOB	2,000	04/01/2000
B9602604	NEW CONSTR	70,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1377	7/20/2022	LE	U	I	11	100
GRANTOR: COX JOHN B & WANDA MA						
GRANTEE: COX FAMILY TRUST						
2165/0954	12/13/2017	QC	U	I	11	100
GRANTOR: COX FAMILY TRUST ET A						
GRANTEE: COX JOHN B & WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W26 FSP=[YR=1996] N12 W31 S12 FGR=[YR=1996] W14 S29 E18 N9 E3 N20 W7$ E31$ W24 S20 W3 S9 E22 FOP=[YR=1996] S7 E16 N7 W16$ E31 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 6,554

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/06/2024 BY SYS