

LOT 7
IN OR 987/1238 & OR 987/1237
SECS 19-4N-24 & 49-4N-24

BRIGHT WILLIAM & ROSA/BRIGHT STEPHEN A & TERESA G
28222 COFFEE MILL LANE
HILLIARD, FL 32046

2024

41-4N-23-1210-0007-0000



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	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0820	02	1,280	115.8000	81.06	103,757	1989	1989		0	0	0	70.00	30.00	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 50% - 2014												Heated Area: 1080														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2014														
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		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
DOR CODE			5600	TIMBERLAND 70-79																									
MAP NUM				MKT AREA			09																						
NEIGHBORHOOD/LOC			9005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,080	100	1,080	26,264																									
USP	400	50	200	4,864																									
TOTALS			1,480		1,280	31,127																							
EXTRA FEATURES					28222 COFFEE MILL LN, HILLIARD												BLD DATE			LGL DATE			01/01/2019			KB			
					XF DATE												LAND DATE												
					INC DATE												AG DATE												
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	0751	UOP	0	0	21	14	294.00	SF	10.00	10.00	100	2000	2000	3	28	823													
2	0510	GARAGE WD-	0	50	50	40	2,000.00	SF	35.00	35.00	100	1986	1986	3	20	14,000													
3	0811	CONCRETE B	0	50	0	0	900.00	SF	5.20	5.20	100	1999	1999	3	77	3,604													
4	0680	POLE SHED	0	50	30	20	600.00	SF	10.00	10.00	100	1991	1991	3	20	1,200													
5	0811	CONCRETE B	0	50	0	0	780.00	SF	5.20	5.20	100	1991	1991	3	62	2,515													
6	0351	CARPORT MT	0	50	0	0	488.00	SF	10.00	10.00	100	1995	1995	3	20	976													
7	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000													
8	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000													
9	1242	WD DECK A	0	50	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96													
10	0351	CARPORT MT	0	50	27	12	324.00	SF	10.00	10.00	100	2001	2001	3	20	648													
LAND DESCRIPTION										TOTAL OB/XF										35,862									
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	005000	C	RURAL HOME	50	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000												
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	88.10	AC		1.00	1.00	1.00	415.00	415.00	36,562												
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	225.00	225.00	22,500												
4	009400	C	RIGHTOFWAY	50		OR	0.00	0.00	17.20	AC		1.00	1.00	1.00	100.00	100.00	1,720												
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	185.01	AC		1.00	1.00	1.00	2,500.00	2,500.00	462,525												
REVIEW DATE 04/30/2024 BY KBA																													
Total Acres: 209.30					Total Land Value: 132,782					Market: 462,525					Agricultural: 59,062					Common: 73,720					PRINTED 08/06/2024 BY SYS				

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