IN OR 1789/1773

MORRIS DWAYNE E
28200 TRACEY RD
HILLIARD, FL 32046

2024

48-4N-23-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

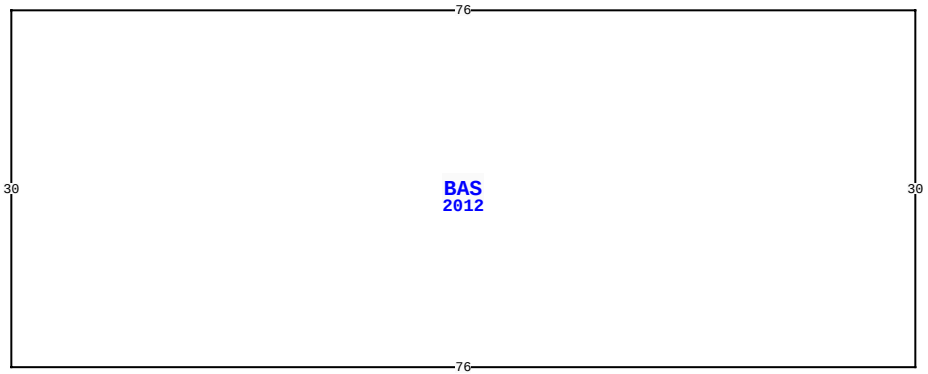
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	186,970
TOTALS	2,280		2,280	186,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	107.9000	86.32	196,810	2012	2012	0	0	0	5.00	95.00

1 SFR MODULR – 100% - 2013 Heated Area: 2280 HX Base Yr 2013



28200 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,011
TOTAL MARKET OB/XF VALUE		12,397
TOTAL LAND VALUE - MARKET		254,250
TOTAL MARKET VALUE		503,658
SOH/AGL Deduction		169,534
ASSESSED VALUE		334,124
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		279,124
TOTAL JUST VALUE		503,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002916	CARPORT	21,981	03/25/2019
B27498	ADDITION	0	07/01/2013
B26049	CO ISSUED	0	07/05/2012
B26153	ADDITION	17,748	06/01/2012
E25047	MODULAR	0	05/01/2012
M17205	AC/MODULAR	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1789/1773	4/20/2012	WD	Q	V	01	148,000

GRANTOR: CREEKMORE STACY J & N

GRANTEE: MORRIS DWAYNE E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S30 E76 N30$.

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	1242	WD DECK A	0	100	26	16	416.00	SF	5.00	5.00	100	2013	2013	3	60	1,248	
2	0472	VF 2 RAIL	0	100	0	0	128.00	LF	15.00	15.00	100	2013	2013	3	85	1,632	
3	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	2015	2015	3	70	6,300	
4	0351	CARPORT MT	0	100	35	18	630.00	SF	6.90	6.90	100	2016	2016	3	74	3,217	

LAND DESCRIPTION

TOTAL OB/XF 12,397

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	0007	OR	0.00	0.00	4.52	AC		1.00	1.00	2.25	25,000.00	56,250.00	254,250							

REVIEW DATE 07/02/2020 BY TW Total Acres: 4.52 Total Land Value: 254,250 Market: 0 Agricultural: 0 Common: 254,250 PRINTED 08/06/2024 BY SYS

IN OR 1789/1773

MORRIS DWAYNE E
28200 TRACEY RD
HILLIARD, FL 32046

2024

48-4N-23-0000-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

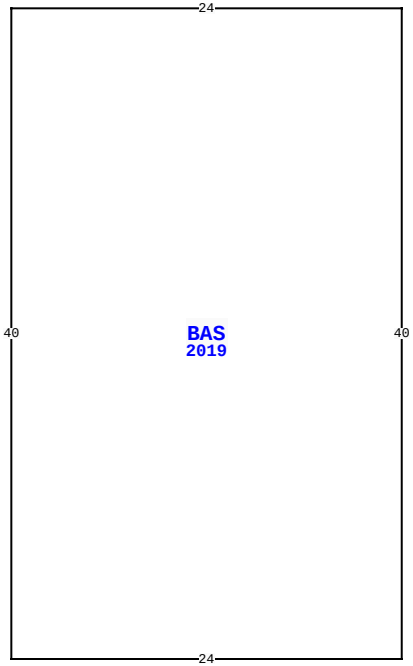
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	50,041
TOTALS	960		960	50,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	960	105.8400	52.92	50,803	2019	2019	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2013 Heated Area: 960 HX Base Yr 2013



28200 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,011
TOTAL MARKET OB/XF VALUE		12,397
TOTAL LAND VALUE - MARKET		254,250
TOTAL MARKET VALUE		503,658
SOH/AGL Deduction		169,534
ASSESSED VALUE		334,124
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		279,124
TOTAL JUST VALUE		503,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15910	MODULAR	0	05/01/2012
B26049	MODULAR HM	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1773	4/20/2012	WD	Q	V	01	148,000

GRANTOR: CREEKMORE STACY J & N

GRANTEE: MORRIS DWAYNE E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S40 E24 N40$.

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 07/02/2020 BY TW Total Acres: 4.52 Total Land Value: 254,250 Market: 0 Agricultural: 0 Common: 254,250 PRINTED 08/06/2024 BY SYS