IN OR 2487/969
EX R/W OR 679/604

SHEFFIELD DONALD R & SAMANTHA
28018 BOND RD
HILLIARD, FL 32046

2025

11-4N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

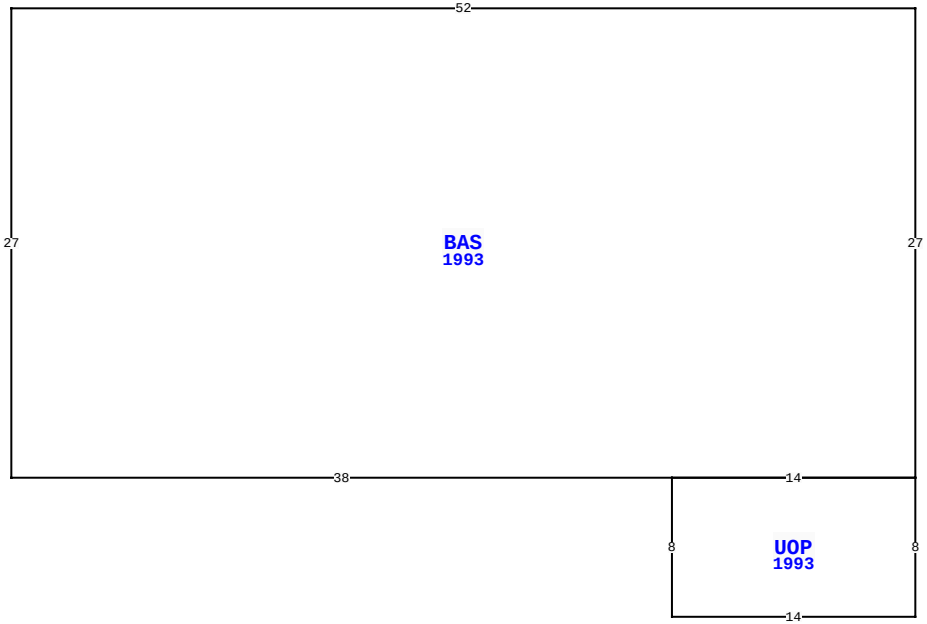
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	66,978
UOP	112	25	1993	28	1,336
TOTALS	1,516			1,432	68,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,432	135.5200	108.42	155,257	1982	2000	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



28018 BOND RD, 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	1243	WD DECK F	0	0	8	8	64.00	SF	8.00	8.00	100	1982	1982	3	20	102	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,313
TOTAL MARKET OB/XF VALUE	1,817
TOTAL LAND VALUE - MARKET	27,900
TOTAL MARKET VALUE	98,030
SOH/AGL Deduction	0
ASSESSED VALUE	98,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,030
TOTAL JUST VALUE	98,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1104	9/14/2021	WD	U	I	11	100
GRANTOR: TROUILLE ALTON						
GRANTEE: SHEFFIELD DONALD R						
2487/0969	8/13/2021	WD	Q	I	01	95,300
GRANTOR: TROUILLE ALTON						
GRANTEE: SHEFFIELD DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E38 UOP=[YR=1993] S8 E14 N8 W14$ E14 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,817

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	RES	0	0003	CG			37,200.00	SF		1.00	1.00	1.00	0.75	0.75	27,900							

REVIEW DATE 04/01/2022 BY TWA Total Acres: 0.85 Total Land Value: 27,900 Market: 0 Agricultural: 0 Common: 27,900 PRINTED 07/30/2025 BY SYS