



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 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		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,683	100	1993	1,683	163,325
FGR	660	55	1993	363	35,227
FOP	216	30	1993	65	6,308
USP	280	30	2014	84	8,152
TOTALS	2,839			2,195	213,011

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1987
2	0810	CONCRETE A	0 100	20	14	280.00	SF	6.50	6.50	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	4.52	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,195	122.8430	122.84	269,634	1986	1996	0	0	21.00	79.00
1 SINGLE FAM - 100% - 1999											
Heated Area: 1683											
HX Base Yr 1999											
28191 BOND RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,011	
TOTAL MARKET OB/XF VALUE		2,432	
TOTAL LAND VALUE - MARKET		135,600	
TOTAL MARKET VALUE		351,043	
SOH/AGL Deduction		212,948	
ASSESSED VALUE		138,095	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		87,373	
TOTAL JUST VALUE		351,043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23079	XFOB	14,542	11/01/2009
3575	N/A	35,000	08/20/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/1513	7/29/1998	WD	Q	I		120,000	
GRANTOR: NIGHBERT NEIL N							
GRANTEE: JACKSON LINDA C							
0661/1176	6/18/1992	WD	Q	I		86,000	
GRANTOR: HIGGINBOTHAM TERRY							
GRANTEE: NIGHBERT NEIL N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] W5 USP=[YR=2014] N14 W20 S14 E20\$ W46 S33 E15 FOP=[YR=1993] S6 E36 N6 W36\$ E36N33\$ S33 E20 N33\$.											