PT SEC 14-4N-23E IN OR 562/105
UTIL ESMT OR 2308/693 &
PT OF LOT 1 IN OR 735/1337

BRANNAN MURIEL A
28243 BOND RD
HILLIARD, FL 32046

2025

14-4N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

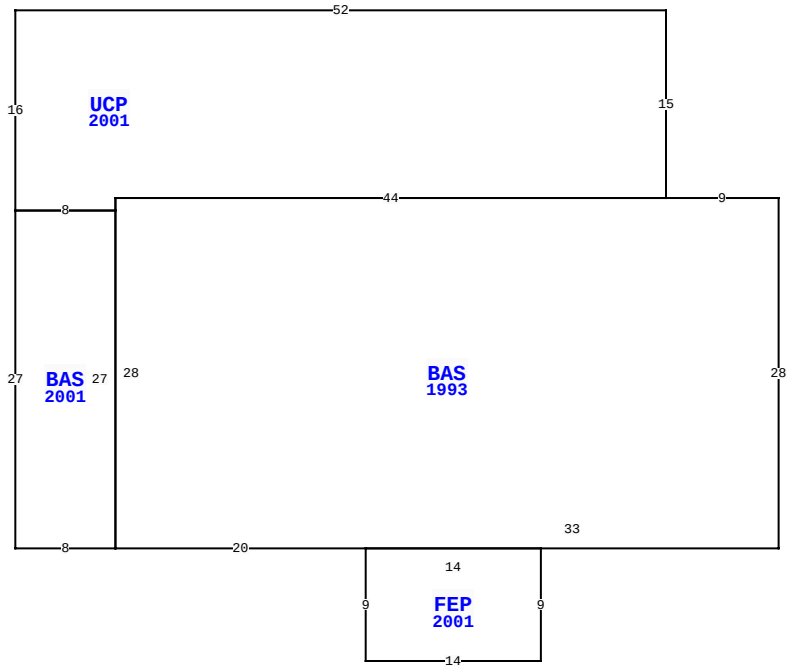
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1993	1,484	95,175
BAS	216	100	2001	216	13,853
FEP	126	80	2001	101	6,477
UCP	788	20	2001	158	10,133
TOTALS	2,614			1,959	125,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	98.2940	98.29	192,550	1952	1959	0	0	0	34.75	65.25

1 SINGLE FAM – 100% - 0 Heated Area: 1700 HX Base Yr 1989



28243 BOND RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,639
TOTAL MARKET OB/XF VALUE		8,259
TOTAL LAND VALUE - MARKET		71,698
TOTAL MARKET VALUE		205,596
SOH/AGL Deduction		120,886
ASSESSED VALUE		84,710
TOTAL EXEMPTION VALUE	HX HB WX SL	84,710
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017793	CHNGE SRVC	300	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1337	8/03/1995	WD	Q	V		900
GRANTOR: MUSGROVE MICHAEL						
GRANTEE: BRANNAN THERON & MU						
0562/0105	1/30/1989	WD	Q	I		35,000
GRANTOR: HIGGINBOTHAM CECIL						
GRANTEE: BRANNAN THERON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UCP=[YR=2001] N15 W52 S16 BAS=[YR=2001] S27 E8 N27 W8 $ E8 N1 E44 $ W44 S28 E20 FEP=[YR=2001] S9 E14 N9 W14 $ E33 N28 $.

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	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	1980	1980	3	20	5,880	
2	0681	POLE SHED	0	100	14	24	336.00	SF	15.00	15.00	100	1980	1980	3	20	1,008	
3	0810	CONCRETE A	0	100	0	0	267.00	SF	6.50	6.50	100	2001	2001	3	79	1,371	

LAND DESCRIPTION

TOTAL OB/XF 8,259

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	100	0005	OR	0.00	0.00	2.41	AC		1.00	1.00	0.85	35,000.00	29,750.00	71,698							

REVIEW DATE 04/29/2024 BY WWA Total Acres: 2.41 Total Land Value: 71,698 Market: 0 Agricultural: 0 Common: 71,698 PRINTED 07/30/2025 BY SYS