PT LOT 1 IN OR 682/161 (EX PT OR 735/1337 & OR 1327/805 & OR 1954/901)

MUSGROVE MICHAEL
28154 ORLEANS ROAD
HILLIARD, FL 32046-2303

2025

14-4N-23-0190-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

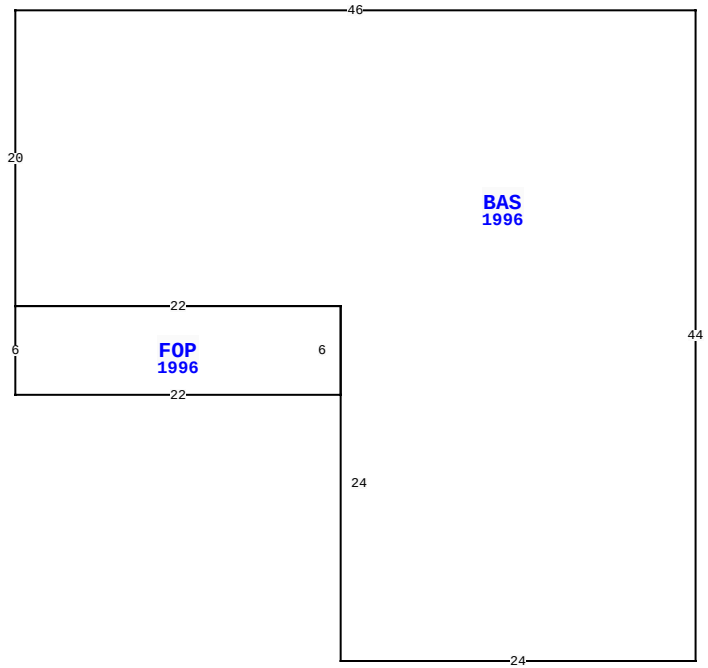
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1996	1,496	151,514
FOP	132	30	1996	40	4,052
TOTALS	1,628			1,536	155,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	114.4440	114.44	175,780	1996	2001	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1496 HX Base Yr 2014



28154 ORLEANS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,565
TOTAL MARKET OB/XF VALUE		6,122
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		267,287
SOH/AGL Deduction		141,905
ASSESSED VALUE		125,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,660
TOTAL JUST VALUE		267,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502491	NEW CONSTR	58,450	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/0432	9/17/2014	QC	P	I	98	100

GRANTOR: MUSGROVE MICHAEL FLOY

GRANTEE: EASTERLING MICHELE

0682/0161	6/03/1993	WD	Q	V		24,000

GRANTOR: STROTHER TIMBERLANDS

GRANTEE: MUSGROVE MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W46 S20 FOP=[YR=1996] S6 E22 N6 W22$ E22 S24 E24 N44$.

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	0812	CONCRETE C	0	100	0	0	1,096.00	SF	4.00	4.00	100	1996	1996	3	70	3,069	
2	0350	CARPORT WD	0	100	16	18	288.00	SF	13.00	13.00	100	2002	2002	3	20	749	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2014	2014	3	60	2,304	

LAND DESCRIPTION

TOTAL OB/XF 6,122

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	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 07/30/2025 BY SYS