PT OF LOT 1 IN OR 1327/805
BOULOGNE COUNTRY SUB PBK 5/353
{1996 PALM DW/MH}

ASBERRY ANTHONY
28074 RUSTIC WOODS TRAIL
HILLIARD, FL 32046

2025

14-4N-23-0190-0001-0020

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

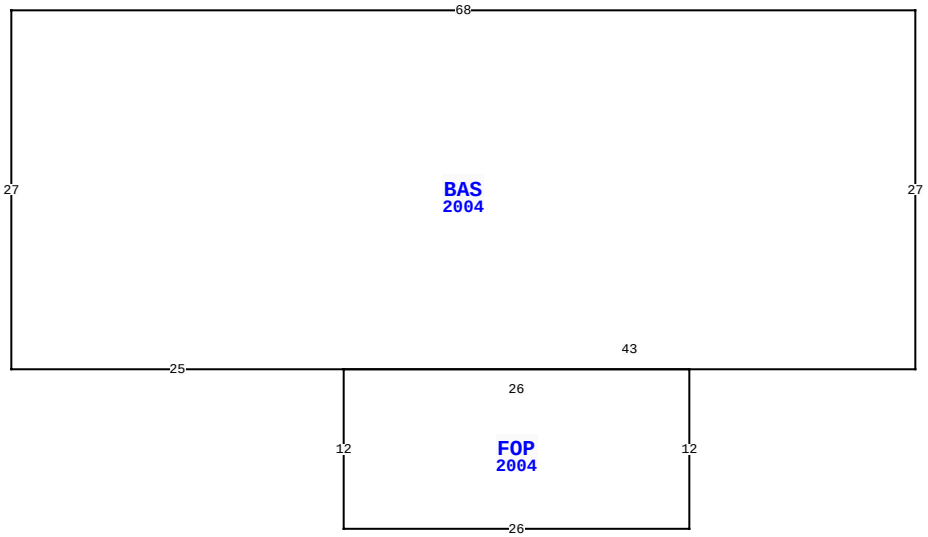
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2004	1,836	84,422
FOP	312	30	2004	94	4,322
TOTALS	2,148			1,930	88,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,930	117.6000	99.96	192,923	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2006 Heated Area: 1836 HX Base Yr 2006



28074 RUSTIC WOODS TRL, 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		88,745
TOTAL MARKET OB/XF VALUE		4,493
TOTAL LAND VALUE - MARKET		81,550
TOTAL MARKET VALUE		174,788
SOH/AGL Deduction		106,003
ASSESSED VALUE		68,785
TOTAL EXEMPTION VALUE	HX HB	43,785
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		174,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1171	10/04/2006	QC	Q	I	01	100
GRANTOR: ASBERRY PAMELA						
GRANTEE: ASBERRY ANTHONY						
1327/0805	6/21/2005	WD	Q	I		99,900
GRANTOR: MUSGROVE FLOYD M						
GRANTEE: ASBERRY PAMELA & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S27 E25 FOP=[YR=2004] S12 E26 N12 W26$ E43 N27$.

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	0350	CARPORT WD	0	100	28	24	672.00	SF	13.00	13.00	100	1994	1994	3	20	1,747	
2	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1994	1994	3	66	2,746	

LAND DESCRIPTION

TOTAL OB/XF 4,493

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	2.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,550							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.33 Total Land Value: 81,550 Market: 0 Agricultural: 0 Common: 81,550 PRINTED 07/30/2025 BY SYS