PT OR 2093/1453

MERTEN JULIE W TRUST
28163 DOG GONE TRAIL
HILLIARD, FL 32046

2025

19-4N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 09

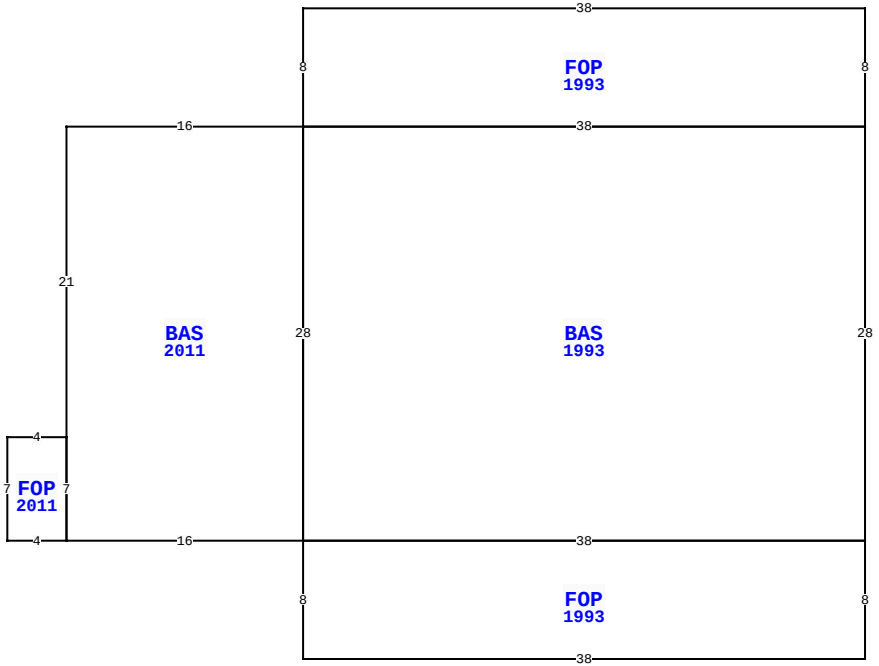
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	101,182
BAS	448	100	2011	448	42,603
FOP	304	30	1993	91	8,654
FOP	304	30	1993	91	8,654
FOP	28	30	2011	8	760
TOTALS	2,148			1,702	161,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	111.5500	111.55	189,858	1980	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 0% - 0 Heated Area: 1512 HX Base Yr



28230 ARROWHEAD PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

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	0	24	20	480.00	SF	28.00	28.00	100	1990	1990	3	20	2,688	
2	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	1990	1990	3	20	450	
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,854
TOTAL MARKET OB/XF VALUE	3,858
TOTAL LAND VALUE - MARKET	423,250
TOTAL MARKET VALUE	234,074
SOH/AGL Deduction	45,683
ASSESSED VALUE	188,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,391
TOTAL JUST VALUE	588,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1453	1/11/2017	WD	U	I	11	100
GRANTOR: SSJ FARM LLC						
GRANTEE: JULIE W MERTEN TRUS						
1738/0412	2/14/2011	WD	U	V	30	100
GRANTOR: WILLIAMS JOHN S & SHA						
GRANTEE: SSJ FARM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W38 S8 BAS=[YR=2011] W16 S21 FOP=[YR=2011] W4 S7 E4 N7$ S7 E16 FOP=[YR=1993] S8 E38 N8 BAS=[YR=1993] N28 W38 S28 E38$ W38$ N28$ E38 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,858

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	44.50	AC		1.00	1.00	1.00	525.00	525.00	23,362							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	378,250							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 45.50 Total Land Value: 68,362 Market: 378,250 Agricultural: 23,362 Common: 45,000 PRINTED 07/30/2025 BY SYS