GOV LOT 1
PT OR 2433/1676
EX ESMT OR 689/1791

BELET DOROTHEA CAROL & JACQUES STEWART
281105 TRIGG RD
HILLIARD, FL 32046

2025

22-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

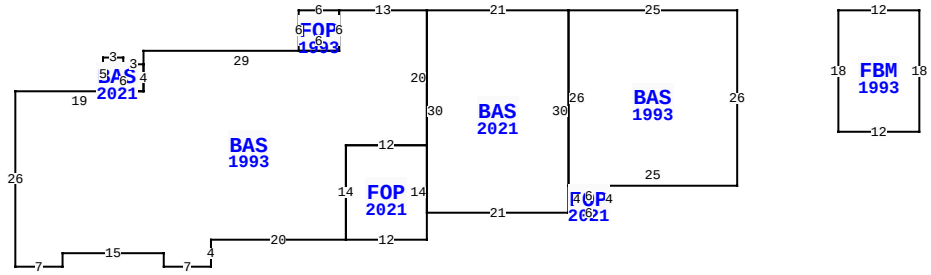
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	650	100	1993	650	71,666
BAS	1,590	100	1993	1,590	175,306
BAS	27	100	2021	27	2,977
BAS	630	100	2021	630	69,461
FBM	216	80	1993	173	19,074
FOP	36	30	1993	11	1,213
FOP	24	30	2021	7	772
FOP	168	30	2021	50	5,513
TOTALS	3,341			3,138	345,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,138	94.9164	125.29	393,160	1956	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 3070 HX Base Yr 2022



281105 TRIGG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,326
TOTAL MARKET OB/XF VALUE		52,095
TOTAL LAND VALUE - MARKET		311,490
TOTAL MARKET VALUE		545,295
SOH/AGL Deduction		149,483
ASSESSED VALUE		395,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,090
TOTAL JUST VALUE		725,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011674	GARAGE	0	08/26/2022
21002248	NEW ROOF	15,000	02/25/2021
7050	CHNGE SRVC	0	10/01/1990
5425	GARAGE	17,080	01/11/1989
5627	NEW CONSTR	600	01/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1676	2/12/2021	WD	Q	I	05	350,000
GRANTOR: CONNER WANDA H						
GRANTEE: BELET DOROTHEA CARO						
2048/0199	5/05/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM CECIL FR						
GRANTEE: CONNER WANDA H						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	586.00	SF	5.20	5.20	100	1956	1956	3	20	609	
2	0810	CONCRETE A	0	100	0	0	1,150.00	SF	6.50	6.50	100	2021	2021	3	99	7,400	
3	0350	CARPORT WD	0	100	48	30	1,440.00	SF	13.00	13.00	100	2021	2021	3	90	16,848	
4	0866	POOL FIBER	0	100	0	0	390.00	SF	72.00	72.00	100	2024	2023		97	27,238	

BUILDING DIMENSIONS

BAS=[YR=1993] W25 BAS=[YR=2021] W21 BAS=[YR=1993] W13 FOP=[YR=1993] W6 S6 E6 N6 $ S6 W29 S2 BAS=[YR=2021] W3 N1 W3 S5 E6 N4 $ S4 W19 S26 E7 N2 E15 S2 E7 N4 E20 FOP=[YR=2021] E12 N14 W12 S14 $ N14 E12 N20 $ S30 E21 FOP=[YR=2021] E6 N4 W6 S4 $ N30 $ S26 E25 N26 $ PTR= E15 FBM=[YR=1993] E12 S18 W12 N18 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 52,095

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	100	0005	OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,800							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.42	AC		1.00	1.00	1.00	390.00	390.00	2,504							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.42	AC		1.00	1.00	1.00	19,500.00	19,500.00	183,690							

REVIEW DATE 02/08/2024 BY WWA Total Acres: 13.68 Total Land Value: 130,874 Market: 183,690 Agricultural: 3,074 Common: 127,800 PRINTED 07/30/2025 BY SYS

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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

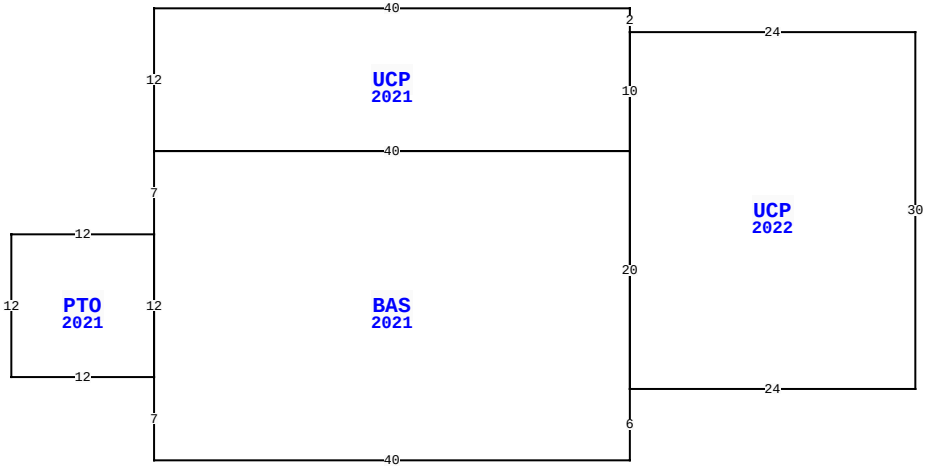
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	13,208
PTO	144	5	2021	7	89
UCP	480	20	2021	96	1,219
UCP	720	20	2022	144	1,829
TOTALS	2,384			1,287	16,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,287	68.6400	25.40	32,690	1989	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2022 Heated Area: 1040 HX Base Yr 2022



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2048/0199	5/05/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM CECIL FR						
GRANTEE: CONNER WANDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-40,16] S7 S12 S7 E40 N6 N20 W40 $
UCP=[YR=2022;ORIG=24,6] S30 W24 N20 N10 E24 $
UCP=[YR=2021;ORIG=0,4] W40 S12 E40 N10 N2 $
PTO=[YR=2021;ORIG=-40,23] W12 S12 E12 N12 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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