PT OF SE1/4 OF NE1/4
IN OR 2297/1291

GOMEZ KIRSTEN H
28541 TRIGG RD
HILLIARD, FL 32046

2025

22-4N-23-0000-0003-0010

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 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

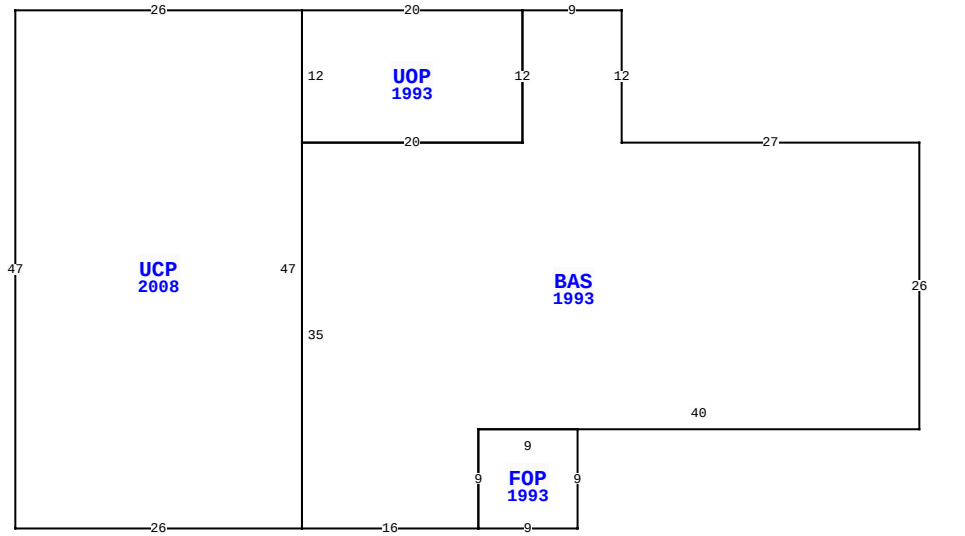
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	104,297
FOP	81	30	1993	24	1,465
UCP	1,222	20	2008	244	14,899
UOP	240	20	1993	48	2,931
TOTALS	3,251			2,024	123,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	91.1400	91.14	184,467	1964	1964	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1708 HX Base Yr 2025



28541 TRIGG 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		132,873
TOTAL MARKET OB/XF VALUE		46,264
TOTAL LAND VALUE - MARKET		161,070
TOTAL MARKET VALUE		340,207
SOH/AGL Deduction		0
ASSESSED VALUE		340,207
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,485
TOTAL JUST VALUE		340,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23140	ADDITION	30,300	12/01/2009
2981	N/A	3,767	09/06/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1291	8/06/2019	WD	U	I	11	100
GRANTOR: GOMEZ ROBERT L						
GRANTEE: GOMEZ KIRSTEN H						
1900/0314	12/30/2013	WD	Q	I	02	176,100
GRANTOR: LANDRUM PEGGY						
GRANTEE: GOMEZ ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N12 W9 UOP=[YR=1993] W20 UCP=[YR=2008] W26 S47 E26 N47$ S12 E20 N12$ S12 W20 S35 E16 FOP=[YR=1993] E9 N9 W9 S9$ N9 E40 N26$.

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	0351	CARPORT MT	0	100	31	48	1,488.00	SF	10.00	10.00	100	2008	2008	3	31	4,613	
2	0681	POLE SHED	0	100	12	26	312.00	SF	15.00	15.00	100	2008	2008	3	48	2,246	
3	0530	STBL WD	0	100	35	37	1,295.00	SF	30.00	30.00	100	2008	2008	3	48	18,648	
4	0810	CONCRETE A	0	100	105	3	315.00	SF	6.50	6.50	100	2008	2008	3	88	1,802	
5	0681	POLE SHED	0	100	52	30	1,560.00	SF	11.25	11.25	100	2009	2009	3	52	9,126	
6	0812	CONCRETE C	0	100	0	0	1,320.00	SF	4.00	4.00	100	2009	2009	3	89	4,699	
7	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2011	2011	3	45	2,430	
8	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2011	2011	3	45	2,700	

LAND DESCRIPTION

TOTAL OB/XF 46,264

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	8.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	161,070							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 8.26 Total Land Value: 161,070 Market: 0 Agricultural: 0 Common: 161,070 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF NE1/4
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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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

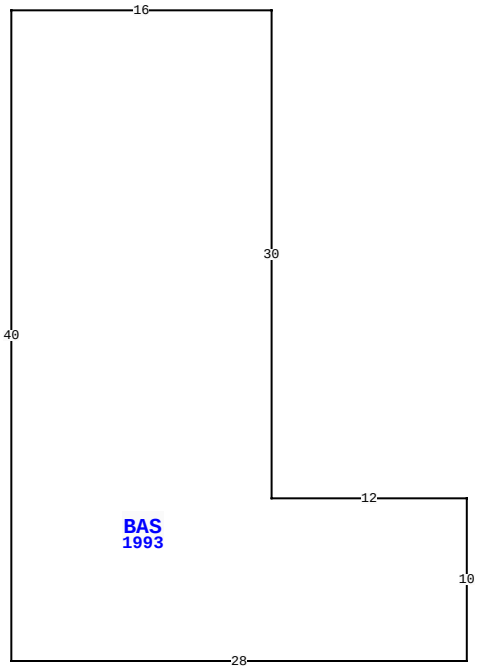
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	1993	760	9,280
TOTALS	760			760	9,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	760	66.0000	24.42	18,559	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 760 HX Base Yr 2025



28541 TRIGG RD, HILLIARD

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NCON VALUE		0
INCOME VALUE		
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1900/0314	12/30/2013	WD	Q	I	02	176,100
GRANTOR: LANDRUM PEGGY						
GRANTEE: GOMEZ ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N30 W16 S40 E28 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/30/2019 BY TWA Total Acres: 8.26 Total Land Value: 161,070 Market: 0 Agricultural: 0 Common: 161,070 PRINTED 07/30/2025 BY SYS