OR 181 PG 153
R787322 & R787323

HARRIS JAMES E
28853 TRIGG RD
HILLIARD, FL 32046

2025

22-4N-23-0000-0003-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

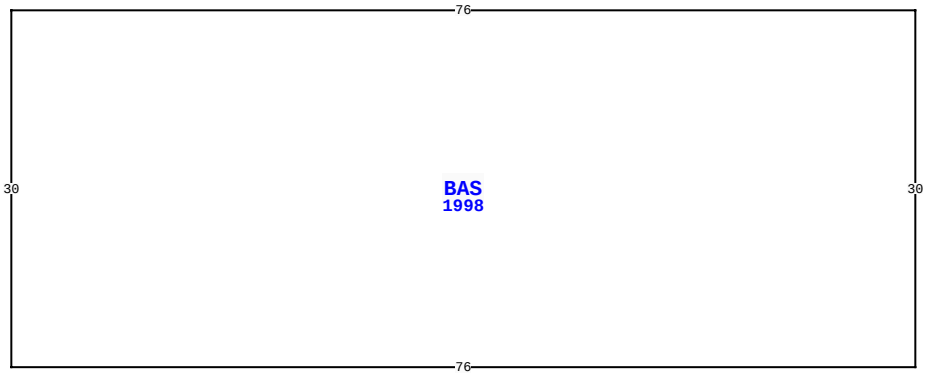
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1998	2,280	99,937
TOTALS	2,280			2,280	99,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	109.58	249,842	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 2280 HX Base Yr



28853 TRIGG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,937
TOTAL MARKET OB/XF VALUE		3,472
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		220,409
SOH/AGL Deduction		122,994
ASSESSED VALUE		97,415
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,693
TOTAL JUST VALUE		220,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982429	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0181/0153	10/08/1974	WD	Q	V		0

GRANTOR: TRIGG H E & ELIZABETH
GRANTEE: HARRIS JAMES E & JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S30 E76 N30$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,472

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	3.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.90 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS