

PT OF E1/2 OF SW1/4 OF NE1/4
SW OF R/W
IN OR 2479/1008

FULLER HENRY J & KEYDELLA S
281560 SUNDBERG ROAD
HILLIARD, FL 32046

2025

23-4N-23-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	488	100	1993	488	48,255
BAS	1,584	100	1993	1,584	156,629
FGR	768	55	1998	422	41,728
FOP	224	30	1993	67	6,625
FSP	168	40	2000	67	6,625
FST	152	55	1993	84	8,306

TOTALS	3,384			2,712	268,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00
3	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.18

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,712	117.0240	117.02	317,358	1988	1991	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2022											
Heated Area: 2072 HX Base Yr											

281560 SUNDBERG RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
3	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2000	2000	3	77	3,235	

TOTAL OB/XF													6,125	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
05 OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,168	
TOTAL MARKET OB/XF VALUE		6,125	
TOTAL LAND VALUE - MARKET		53,100	
TOTAL MARKET VALUE		327,393	
SOH/AGL Deduction		25,073	
ASSESSED VALUE		302,320	
TOTAL EXEMPTION VALUE		13	302,320
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		327,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005670	REPAIR/RRF	15,485	04/12/2022
E98	NEW CONSTR	600	05/01/1998
B974294	GARAGE	17,340	09/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2479/1008	7/14/2021	WD	Q	I	01	300,000	
GRANTOR:BLAYNEY DAVID L & BRI							
GRANTEE:FULLER HENRY J & KE							
1696/0602	8/25/2010	WD	U	I	11	88,600	
GRANTOR:THE BANK OF NEW YORK							
GRANTEE:BLAYNEY DAVID L & B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W60 FST=[YR=1993] W20 S9 FSP=[YR=2000] W12 FGR=[YR=1998] N5 W32 S24 E32 N19\$ S14 E12 BAS=[YR=1993] S9 E20 N27 W7 S4 W13 S14\$ N14\$ E13 N4 E7 N5\$ S20 E12 S8 FOP=[YR=1993] S8 E28 N8 W28\$ E48 N28 \$.									