SW1/4 OF SW1/4 OF NE1/4
IN OR 2562/190

SWANDA LILY ANNE/THOMAS JOEL MICHAEL
281650 SUNDBERG RD
HILLIARD, FL 32046

2025

23-4N-23-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

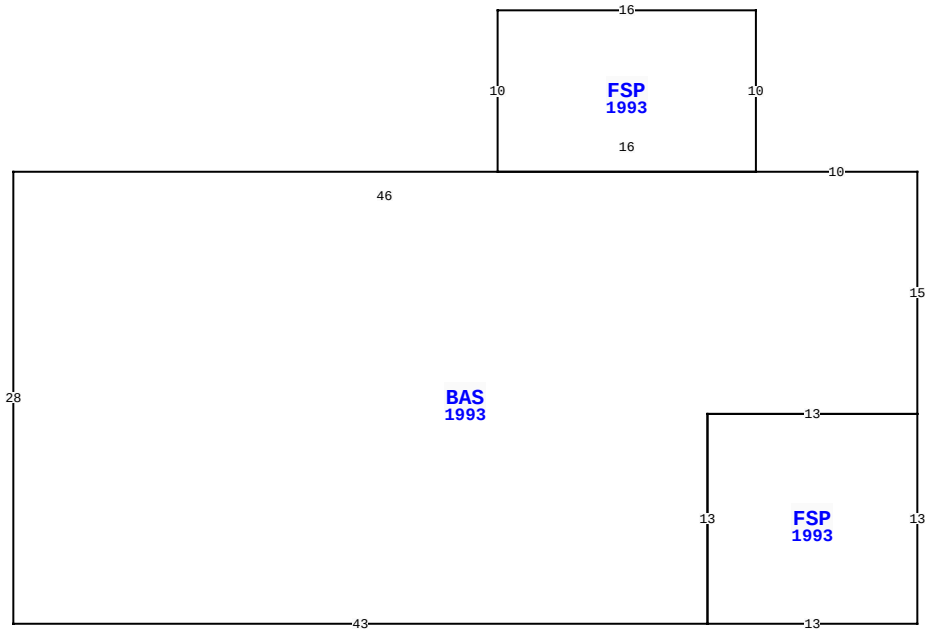
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,399	100	1993	1,399	104,987
FSP	160	40	1993	64	4,802
FSP	169	40	1993	68	5,103
TOTALS	1,728			1,531	114,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,531	97.4610	97.46	149,211	1973	1978	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1399 HX Base Yr 2025



281650 SUNDBERG RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,892
TOTAL MARKET OB/XF VALUE		1,229
TOTAL LAND VALUE - MARKET		89,100
TOTAL MARKET VALUE		205,221
SOH/AGL Deduction		0
ASSESSED VALUE		205,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,499
TOTAL JUST VALUE		205,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002422	REPAIR/RRF	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0190	4/29/2022	WD	Q	I	01	205,000
GRANTOR: HINSON SUSAN DIANE,VI						
GRANTEE: SWANDA LILY A & JOE						
1114/1361	2/20/2003	WD	U	I	18	100
GRANTOR: HADDOCK J T & DOROTHY						
GRANTEE: LLOYD VICKI SUE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1993] N10 W16 S10 E16$ W46 S28 E43
FSP=[YR=1993] E13 N13 W13 S13$ N13 E13 N15$.

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	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1973	1973	3	20	840	
2	0810	CONCRETE A	0	100	0	0	260.00	SF	6.50	6.50	100	1973	1973	3	23	389	

LAND DESCRIPTION

TOTAL OB/XF 1,229

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	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.98 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 07/30/2025 BY SYS