

IN OR 1426/1958
1974 CRES SW/MH

SIMS MARY
28141 FAITH LANE
HILLIARD, FL 32046

2025

23-4N-23-0000-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	26,813
BAS	448	100	1995	448	11,730
BAS	88	100	2001	88	2,304
UOP	80	25	2001	20	524

TOTALS	1,640			1,580	41,371
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	15	15	225.00	SF	35.00	35.00	
2	0812	CONCRETE C	0	100	0	0	1,255.00	SF	4.00	4.00	
3	0350	CARPORT WD	0	100	20	21	420.00	SF	13.00	13.00	
4	0510	GARAGE WD-	0	100	30	21	630.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC	

1 M/H 93- - 100% - 2009

Heated Area: 1560

HX Base Yr 2009

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/21/2025 MLU

28141 FAIR LN, HILLIARD					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
225.00	SF	35.00	35.00	100	1987	1987	3	20	1,575		
1,255.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,485		
420.00	SF	13.00	13.00	100	1980	1980	3	20	1,092		
630.00	SF	35.00	35.00	100	1992	1992	3	20	4,410		

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						41,371					
TOTAL MARKET OB/XF VALUE						9,562					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						95,933					
SOH/AGL Deduction						59,762					
ASSESSED VALUE						36,171					
TOTAL EXEMPTION VALUE						25,000					
BASE TAXABLE VALUE						11,171					
TOTAL JUST VALUE						95,933					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						75,887					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017804	NEW CONSTR	0	03/01/2001
B952231	ADDITION	37,100	09/01/1995
03485	H/AC	1,800	07/31/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1426/1958	7/11/2006	WD	U	I	23	60,000	
GRANTOR: MUSGROVE A J & VIRGIN							
GRANTEE: SMS MARY							
0858/0078	12/07/1998	WD	Q	I	01	100	
GRANTOR: MUSGROVE A J							
GRANTEE: MUSGROVE A J & VIRG							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 BAS=[YR=1995] N16 W28 S8 BAS=[YR=2001] W11 UOP=[YR=2001] W10 S8 E10 N8 \$ S8 E11 N8 \$ S8 E28 \$ W49 S12 E21 S10 E28 N10 E13 N12 \$.											