PT OF S1/2 OF SE1/4 OF NE1/4
IN OR 2571/601
2007 CLSI DW/MH

COOPER MEGEN D & DUSTIN C
28325 CHARITY LN
HILLIARD, FL 32046

2025

23-4N-23-0000-0007-0060

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

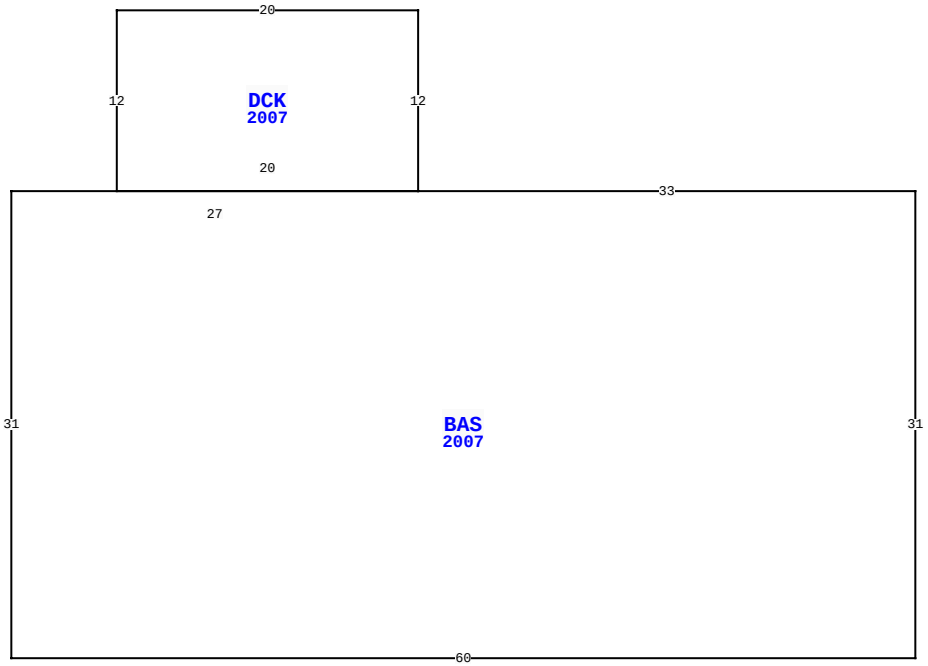
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2007	1,860	142,812
DCK	240	15	2007	36	2,764
TOTALS	2,100			1,896	145,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,896	155.7400	132.38	250,992	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2015 Heated Area: 1860 HX Base Yr 2015



28325 CHARITY LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,496
TOTAL MARKET OB/XF VALUE		2,952
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		231,448
SOH/AGL Deduction		92,316
ASSESSED VALUE		139,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,410
TOTAL JUST VALUE		231,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008648	30X60 BLDG ON SLA	119,664	07/06/2023
C4895	CO ISSUED	0	01/01/2007
E18692	ELEC OTHER	0	01/01/2007
MH4895	MH MOVE-ON	0	01/01/2007
M12425	MECH OTHER	0	01/01/2007
P12050	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0601	6/10/2022	QC	U	I	11	100
GRANTOR: COOPER MEGEN						
GRANTEE: COOPER MEGEN DANESE						
1892/1342	11/14/2013	SW	Q	I	02	43,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: COOPER MEGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W33DCK=[YR=2007] N12W20S12 E20$W27S31E60N31$.

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	20	18	360.00	SF	10.00	10.00	100	2024	2019		82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 2,952

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/14/2024 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF SE1/4 OF NE1/4
IN OR 2571/601
2007 CLSI DW/MH

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28325 CHARITY LN
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2025

23-4N-23-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

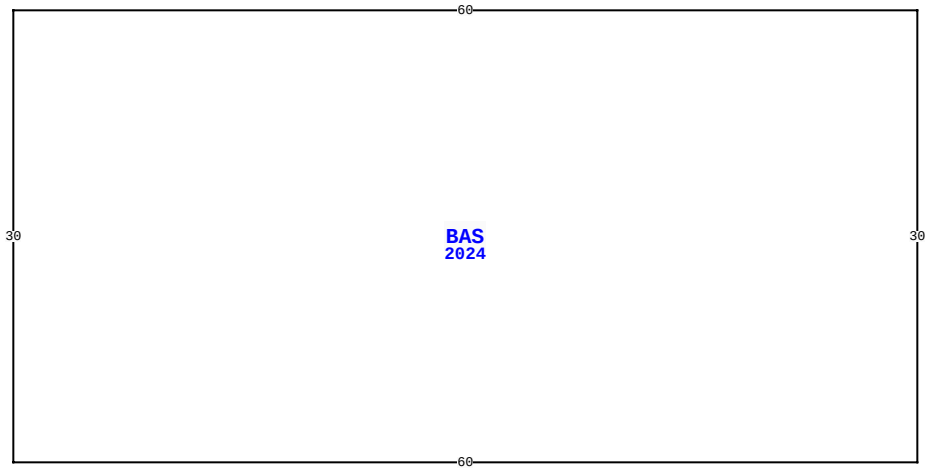
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	37,921
TOTALS	1,800			1,800	37,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	57.5000	21.28	38,304	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2015



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SALES DATA

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GRANTOR: SECRETARY OF HOUSING						
GRANTEE: COOPER MEGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E60 S30 W60 N30 $
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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 02/14/2024 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS