PT OF S1/2 OF NW1/4
OR 488/1179

DAVIS WILLIAM L & JONIE A
PO BOX 1316
HILLIARD, FL 32046-1316

2025

23-4N-23-0000-0012-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

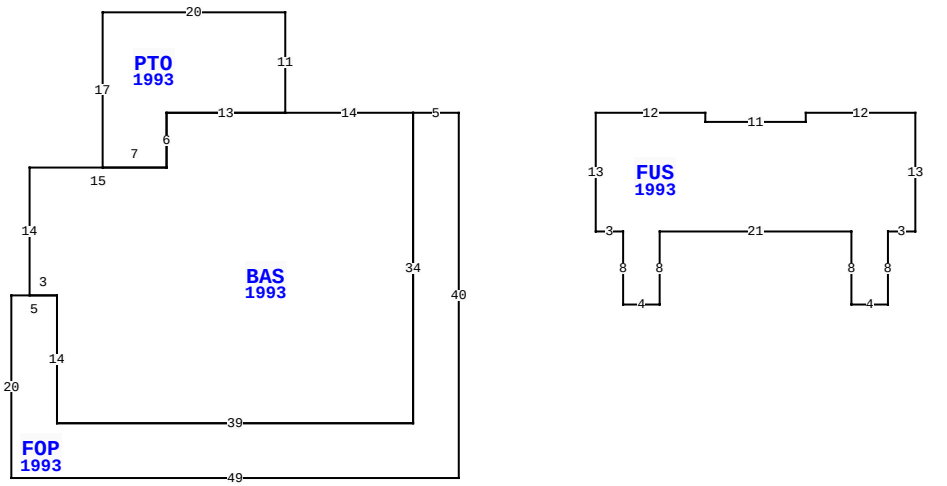
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	135,948
FOP	534	30	1993	160	16,784
FUS	508	100	1993	508	53,288
PTO	262	5	1993	13	1,363
TOTALS	2,600			1,977	207,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	123.4065	123.41	243,982	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1804 HX Base Yr 1987



28085 JOCOBI FARM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,385
TOTAL MARKET OB/XF VALUE		18,294
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		420,679
SOH/AGL Deduction		222,479
ASSESSED VALUE		198,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,478
TOTAL JUST VALUE		420,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995945	GARAGE	20,000	01/04/1999
4482	NEW CONSTR	10,000	01/22/1993
8555	NEW CONSTR	70,000	12/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0488/1179	5/07/1986	WD	Q	V		18,000

GRANTOR: ROYAL HENRY ET AL
GRANTEE: DAVIS WM & JONIE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 BAS=[YR=1993] W14 PTO=[YR=1993] N11 W20 S17E7 N6 E13$ W13 S6 W15 S14 E3 S14 E39 N34$ S34 W39 N14 W5 S20 E49 N40$ PTR=E15 FUS=[YR=1993] E12 S1 E11 N1 E12 S13 W3 S8 W4 N8 W21 S8 W4 N8 W3 N13$ W15$.

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	0350	CARPORT WD	0	100	16	24	384.00	SF	13.00	13.00	100	1993	1993	3	20	998	
2	0200	BARN WD 0-	0	100	0	0	620.00	SF	15.00	15.00	100	1987	1987	3	20	1,860	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	5,040	
4	0510	GARAGE WD-	0	100	28	24	672.00	SF	42.00	42.00	100	1999	1999	3	26	7,338	
5	0756	FEP	0	100	14	6	84.00	SF	27.00	27.00	100	1999	1999	3	20	454	
6	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	1999	1999	3	75	2,184	
7	1242	WD DECK A	0	100	0	0	140.00	SF	5.00	5.00	100	2014	2014	3	60	420	

LAND DESCRIPTION

TOTAL OB/XF 18,294

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	19,500.00	19,500.00	19,500							
2	000100	C	RES	100		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS