PT OF S1/2 OF NW1/4
IN OR 1868/162
2015 DESTINY DW/MH

CUMBIE MARY O
28166 TRIGG RD
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0020

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

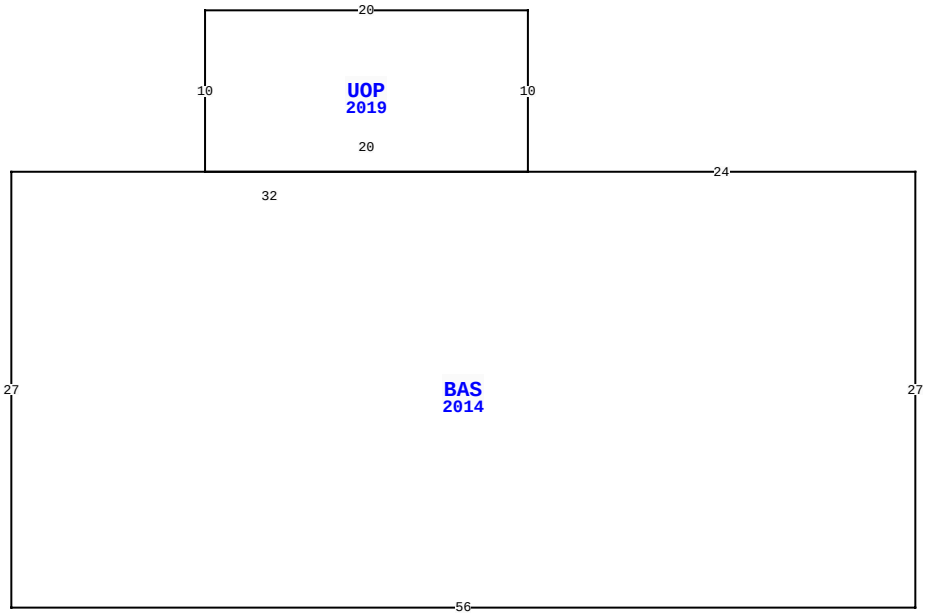
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2014	1,512	118,891
UOP	200	25	2019	50	3,932
TOTALS	1,712			1,562	122,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	128.4800	109.21	170,586	2014	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



28166 TRIGG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,822
TOTAL MARKET OB/XF VALUE		28,422
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		268,244
SOH/AGL Deduction		139,771
ASSESSED VALUE		128,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,751
TOTAL JUST VALUE		268,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009791	CO ISSUED	0	07/26/2021
21008388	MH MOVE-ON	0	06/25/2021
B1531314	GARAGE	26,778	10/30/2015
E1428400	NEW CONSTR	0	11/30/2014
MH145601	MH MOVE-ON	0	11/30/2014
MH013560	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/0162	7/15/2013	WD	Q	I	01	40,000
GRANTOR: LEONARD JEFFREY L & K						
GRANTEE: CUMBIE MARY O						
1460/0325	11/20/2006	WD	U	I	24	50,000
GRANTOR: GOSLIN-EBARB CHRISTIE						
GRANTEE: LEONARD KATRINA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 UOP=[YR=2019] N10 W20 S10 E20$ W32 S27 E56 N27$.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2015	2015	3	75	15,750	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2016	2016	3	70	672	

LAND DESCRIPTION

TOTAL OB/XF 28,422

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	3.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,000							

REVIEW DATE 11/17/2021 BY TW Total Acres: 3.90 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS