PT OF S1/2 OF NW1/4
N OFF TRIGG RD
IN OR 1197/1690

CARTER EDDIE L
28445 TRIGG ROAD
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

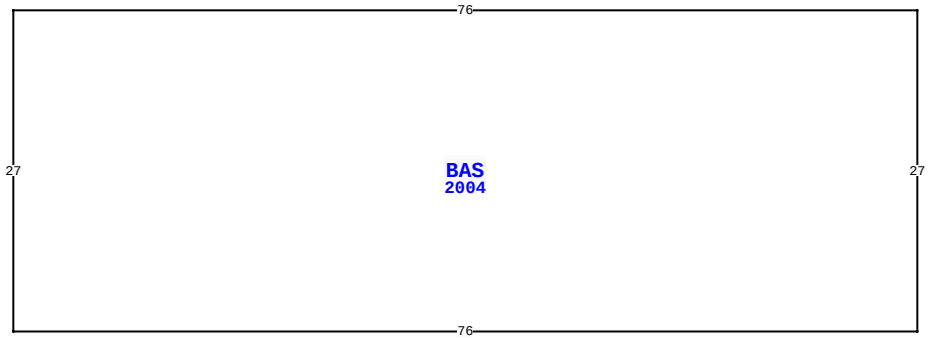
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	120,320
TOTALS	2,052			2,052	120,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	132.6600	112.76	231,384	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2052 HX Base Yr 2005



28445 TRIGG 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		120,320
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		194,015
SOH/AGL Deduction		103,407
ASSESSED VALUE		90,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,886
TOTAL JUST VALUE		194,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047935	H/AC	0	02/02/2004
E951647	CHNGE SRVC	0	03/03/1995
7457	MH MOVE-ON	8,000	09/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1690	12/29/2003	WD	U	I	11	18,000
GRANTOR: TAYAG CHRISTINA E						
GRANTEE: CARTER EDDIE L						
1197/1688	12/29/2003	WD	U	I	07	100
GRANTOR: WEAVER CHESTER E						
GRANTEE: TAYAG CHRISTINA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 03/04/2024 BY WWA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS