LOTS 9 & 10
IN OR 1199/921
ESMT PT OR 1308/955

EDWARDS LEON D
28280 DO HI WAY
HILLIARD, FL 32046

**2025**

**23-4N-23-2020-0009-0000**

## BUILDING CHARACTERISTICS

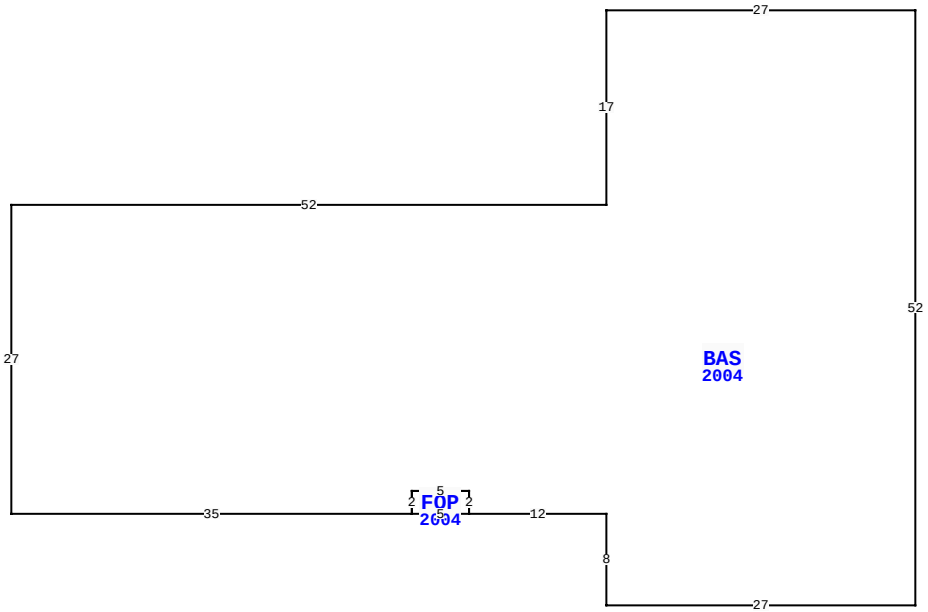
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,798 | 100 | 2004 | 2,798 | 266,585 |
| FOP | 10 | 30 | 2004 | 3 | 286 |
| TOTALS | 2,808 | | | 2,801 | 266,871 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,801 | 117.3000 | 105.57 | 295,702 | 2004 | 2004 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SFR MODULR – 100% - 2006 Heated Area: 2798 HX Base Yr 2006




28280 DO HI WAY, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/18/2024 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,871 |
| TOTAL MARKET OB/XF VALUE | | 16,033 |
| TOTAL LAND VALUE - MARKET | | 331,000 |
| TOTAL MARKET VALUE | | 360,539 |
| SOH/AGL Deduction | | 181,301 |
| ASSESSED VALUE | | 179,238 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 128,516 |
| TOTAL JUST VALUE | | 613,904 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 567,215 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B27139 | NEW CONSTR | 24,372 | 04/01/2013 |
| E0514203 | ELEC OTHER | 0 | 02/01/2005 |
| B0412590 | FOUNDATION | 0 | 01/04/2004 |
| B0412642 | MH MOVE-ON | 0 | 01/04/2004 |
| MH992549 | MH MOVE-ON | 0 | 01/02/1999 |
| MH992539 | MH MOVE-ON | 0 | 01/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1199/0921 | 1/02/2004 | WD | U | V | 21 | 79,900 |
| GRANTOR: WINN HUGH JR ETAL | | | | | | |
| GRANTEE: EDWARDS LEON D | | | | | | |
| 1197/1843 | 12/29/2003 | TD | Q | V | 01 | 100 |
| GRANTOR: WINN GENE T & JOANNE | | | | | | |
| GRANTEE: WINN GENE T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W27 S17 W52 S27 E35 FOP=[YR=2004] E5 N2 W5 S2$ N2 E5 S2 E12 S8 E27 N52$ .

## 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 | 2013 | 2013 | 3 | 68 | 14,280 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 290.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 93 | 1,753 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,033

| 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 | 005000 | C | AGRICULTURAL | 100 | 0007 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 4,725 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 2,340 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 570 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 261,000 | | | | | | | |

REVIEW DATE 05/19/2020 BY TWA Total Acres: 20.00 Total Land Value: 77,635 Market: 261,000 Agricultural: 7,635 Common: 70,000 PRINTED 07/30/2025 BY SYS