LOT 13
IN OR 2040/1645
CORNWALL SURVEY

DUNKEL CARL A & SCHUTTE PAULA K/
28152 DO HI WAY
HILLIARD, FL 32046

2025

23-4N-23-2020-0013-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

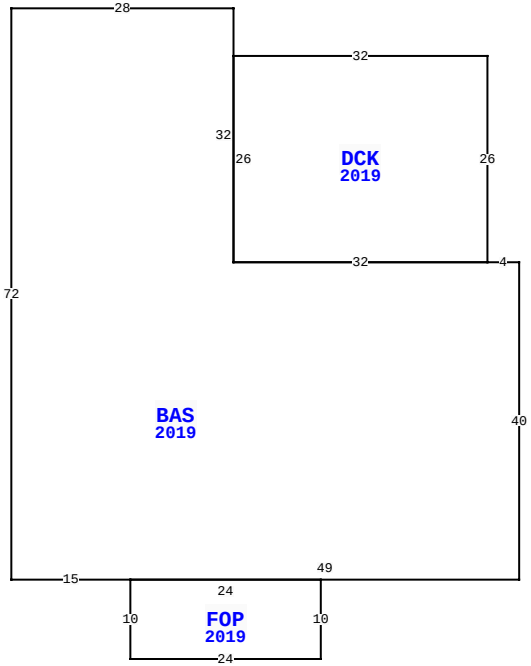
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,456	100	2019	3,456	324,938
DCK	832	10	2019	83	7,804
FOP	240	30	2019	72	6,770
TOTALS	4,528			3,611	339,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	3,611	106.6050	95.94	346,439	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2020 Heated Area: 3456 HX Base Yr 2020



28152 DO HI WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,970
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		425,025
SOH/AGL Deduction		163,521
ASSESSED VALUE		261,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,782
TOTAL JUST VALUE		596,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005082	CO ISSUED	0	05/15/2019
19001407	GARAGE	40,152	02/13/2019
19001409	GARAGE	45,888	02/13/2019
18011939	MODULAR HM	0	12/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1645	4/15/2016	WD	U	V	37	45,000
GRANTOR: ALLEN KERI & KIRK P S						
GRANTEE: DUNKEL CARL A & PAU						
1939/1995	9/22/2014	PR	U	V	19	25,300
GRANTOR: DAMBECK DONNA DEINS P						
GRANTEE: ALLEN KERI ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 DCK=[YR=2019] N26 W32 S26 E32$ W32 N32 W28 S72 E15 FOP=[YR=2019] S10 E24 N10 W24$ E49 N40$.

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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	515.00	515.00	3,605							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 07/31/2019 BY TW Total Acres: 10.00 Total Land Value: 49,055 Market: 175,500 Agricultural: 4,055 Common: 45,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

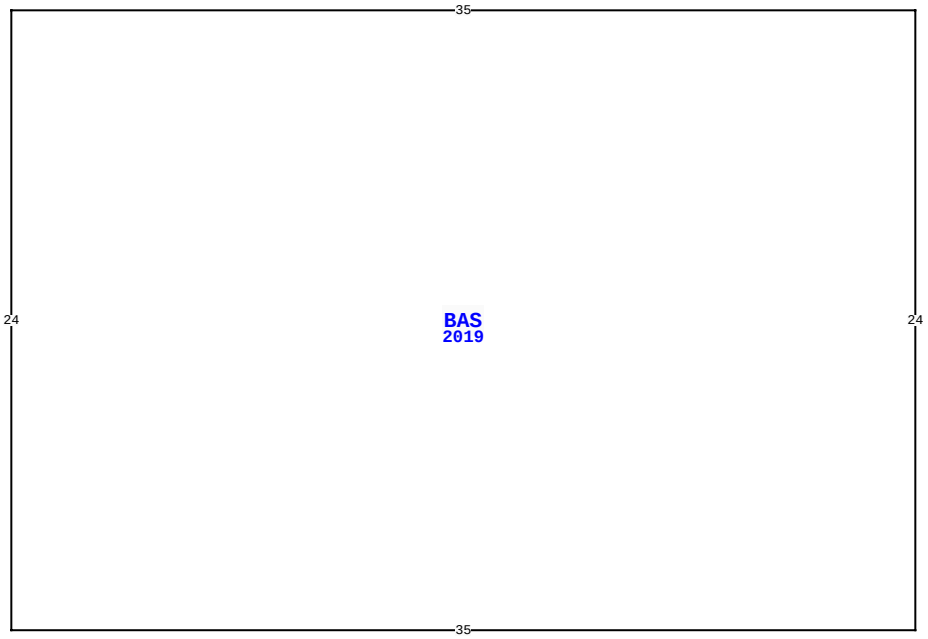
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	17,181
TOTALS	840			840	17,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	21.53	18,085	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



28152 DO HI WAY, HILLIARD

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XF DATE		LAND DATE	05/21/2025 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,970
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		425,025
SOH/AGL Deduction		163,521
ASSESSED VALUE		261,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,782
TOTAL JUST VALUE		596,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1645	4/15/2016	WD	U	V	37	45,000
GRANTOR: ALLEN KERI & KIRK P S						
GRANTEE: DUNKEL CARL A & PAU						
1939/1995	9/22/2014	PR	U	V	19	25,300
GRANTOR: DAMBECK DONNA DEINS P						
GRANTEE: ALLEN KERI ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

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 07/31/2019 BY TW Total Acres: 10.00 Total Land Value: 49,055 Market: 175,500 Agricultural: 4,055 Common: 45,000 PRINTED 07/30/2025 BY SYS

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Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

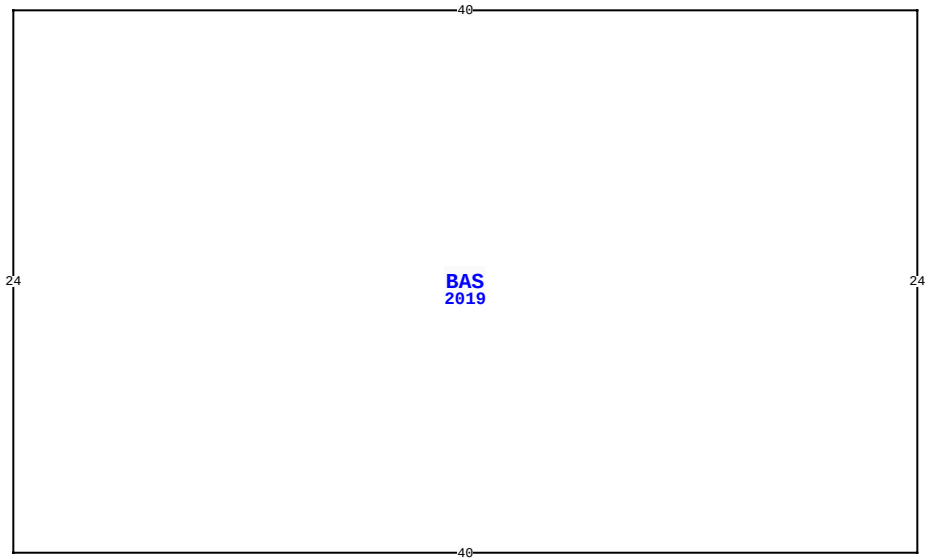
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	19,279
TOTALS	960			960	19,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	21.14	20,294	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2020 Heated Area: 960 HX Base Yr 2020



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BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 E40 N24$.

EXTRA FEATURES

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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

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