PT OF LOT 41 (EX S-3)
IN OR 1241/675
PSH2GA1368A & PSH2GA1368B

BENOIT TALMADGE & STARLA
281469 SUNDBERG ROAD
HILLIARD, FL 32046

2025

23-4N-23-2020-0041-0020

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	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	03	Quality Level 03

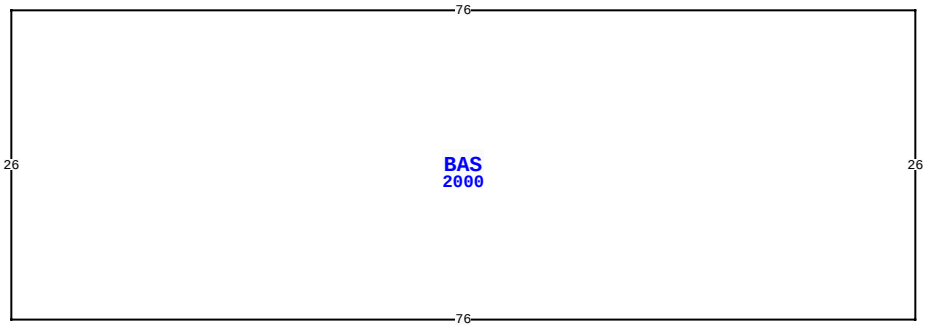
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2000	1,976	82,959
TOTALS	1,976			1,976	82,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	117.6000	99.96	197,521	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2005 Heated Area: 1976 HX Base Yr 2005



281469 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,959
TOTAL MARKET OB/XF VALUE		10,451
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		142,910
SOH/AGL Deduction		71,438
ASSESSED VALUE		71,472
TOTAL EXEMPTION VALUE	HX HB	46,472
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992903	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0675	6/28/2004	WD	Q	I	05	75,500
GRANTOR: BOMBARDIER CAPITAL IN						
GRANTEE: BENOIT TALMADGE & S						
1180/0716	10/13/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BOMBARDIER CAPITAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S26 E76 N26 $.

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	1999	1999	3	81	2,835	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2013	2013	3	68	7,616	

LAND DESCRIPTION

TOTAL OB/XF 10,451

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	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 03/22/2024 BY WWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS