

PT OF LOTS 42 & 43 (S-2 & S-3)
IN OR 2659/146
CORNWALL SURVEY

CAUDILL CHARLOTTE A L/E/
281441 SUNBERG ROAD
HILLIARD, FL 32046

2025

23-4N-23-2020-0042-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	09
Interior Floor	14
Air Condition	01
Heating Type	03
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1993	1,364	98,341
FOP	60	30	1993	18	1,298
FOP	156	30	2012	47	3,389
FST	216	55	1993	119	8,579
TOTALS	1,796			1,548	111,607

EXTRA FEATURES	
L N	OB/XF CODE
1	0940
2	0511
3	0940
4	0350
5	1242
6	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,548	93.3300	93.33	144,475	1962	1962	0	0	22.75	77.25
1 SINGLE FAM - 100% - 0 Heated Area: 1364 HX Base Yr 1978											
281441 SUNDBERG RD, HILLIARD											

TOTAL OB/XF											
16,501											

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16,501											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		111,607	
TOTAL MARKET OB/XF VALUE		16,501	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		184,108	
SOH/AGL Deduction		115,749	
ASSESSED VALUE		68,359	
TOTAL EXEMPTION VALUE		43,359	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		184,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5725	NEW CONSTR	700	02/15/1989
5505	GARAGE	10,608	02/08/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/146	8/04/2023	LE U	I	I	11	100	
GRANTOR: CAUDILL CHARLOTTE A							
GRANTEE: BENTON LITIA							
0841/1278	7/20/1998	WD Q	I	I	06	100	
GRANTOR: CAUDILL LONNIE & CHAR							
GRANTEE: CAUDILL CHARLOTTE							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2012] W13 FOP=[YR=1993] W5 FST=[YR=1993] W18 S12 BAS=[YR=1993] S44 E14 N10 E22 N34 W36\$ E18 N12\$ S12 E5 N12\$ S12 E13 N12\$.	