LOT 50 (EX S-1 & S-2)
IN OR 567 PG 1108
CORNWALL SURVEY

TROUILLE TERRY P
28098 SHUTTER TRAIL
HILLIARD, FL 32046

2025

23-4N-23-2020-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

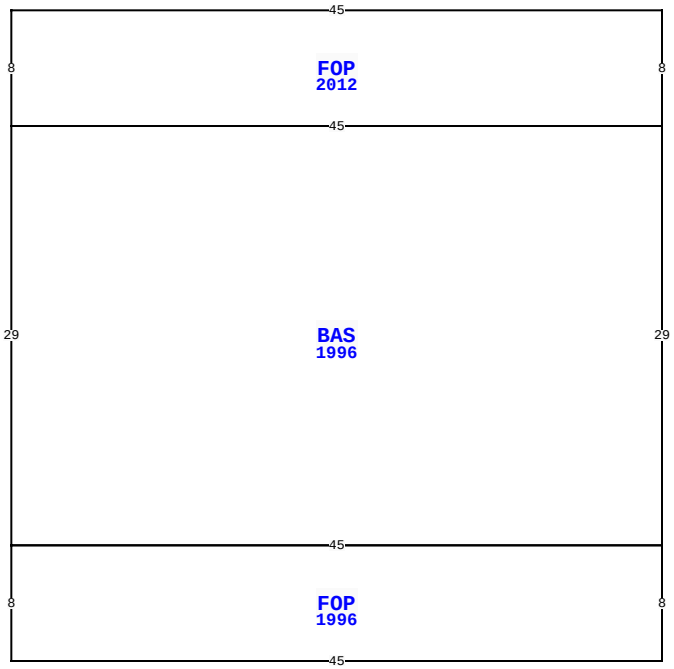
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1996	1,305	116,758
FOP	360	30	1996	108	9,663
FOP	360	30	2012	108	9,663
TOTALS	2,025			1,521	136,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	108.1200	108.12	164,451	1996	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 1997 Heated Area: 1305 HX Base Yr 1997



28098 SHUTTER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,083
TOTAL MARKET OB/XF VALUE		14,844
TOTAL LAND VALUE - MARKET		149,700
TOTAL MARKET VALUE		300,627
SOH/AGL Deduction		170,857
ASSESSED VALUE		129,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,048
TOTAL JUST VALUE		300,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952024	NEW CONSTR	46,112	06/01/1995
7806	NEW CONSTR	100	11/12/1991
7286	XFOB	2,448	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0567/1108	4/18/1989	WD	Q	V		13,000
GRANTOR: JACOBS HAROLD & E						
GRANTEE: TROUILLE TERRY P						
0353/0518	2/01/1982	WD	U	V		2,667
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W45 S8 BAS=[YR=1996] S29 FOP=[YR=1996] S8
E45N8 W45 $ E45 N29 W45$ E45 N8$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
2	0811	CONCRETE B	0	100	27	20	540.00	SF	5.20	5.20	100	1990	1990	3	57	1,601	
3	0940	SHEDS/PORT	0	100	15	20	300.00	SF	30.00	30.00	100	1993	1993	3	20	1,800	
4	0681	POLE SHED	0	100	9	12	108.00	SF	15.00	15.00	100	1993	1993	3	20	324	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
6	0510	GARAGE WD-	0	100	0	0	900.00	SF	35.00	35.00	100	1997	1997	3	24	7,560	

LAND DESCRIPTION

TOTAL OB/XF 14,844

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	4.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,700							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 4.99 Total Land Value: 149,700 Market: 0 Agricultural: 0 Common: 149,700 PRINTED 07/30/2025 BY SYS